

Date: September 17, 2009 Meeting On: September 14, 2009

From: Pam Anderson; 292 Copy: Task Force/Core Team

Project: Hamline Midway Library Joint Use Study
292 No. 9024.00

Present: Ole Runquist; Neighbor Jun-Li Wang; HM Coalition
Carrie Pomeroy; Neighbor Samantha Henningson; Ward 4 Aide
Brad Bentcover; HM Coalition Ben Grove; Neighbor
Connie Springer; Neighbor Kathy Sundberg; Business Owner
Kit Hadley; Library Director Alice Neve; Library
Katrina Taylor; Hamline Midway Library Pam Anderson; 292 design group
Roger Meyer; Meyer Consulting

No.	Description	Action	Date
1.	Roger reviewed the agenda for tonight's meeting. The first item of discussion was to review information collected since the last meeting. See below:		
2.	<p>Movie Theater Kathy talked with another movie distributor. New releases require a license from each studio and still require regular projection equipment. Movies that are between theater release and dvd require at \$300 license plus rental fees. Movies that are on dvd can utilize the existing library license as long as they are shown in the library. They can't charge admission but can collect donations, including "suggested donations" as long as patrons are not excluded for not paying. Concession money can also be collected. As an example, with 80 seats at \$5 per person, that is \$400 with half for the operator and half for the library.</p> <p>It would be best to have a regular schedule for movies – such as every Friday evening or every Friday evening and Saturday afternoon. The library has shown movies and has a dvd player and projector as well as a little sound system; they project on the back wall of the stage. A screen and improvements to the sound system might be needed. Major modifications to the space should not be needed.</p> <p>There should be a separate group (from the library) that runs the movie presentations. It should appeal to a broad group of the neighborhood. Kathy also received other fundraising and advertising ideas.</p>	Kathy: Need contact info for movie distrib. to include in the final report	---
3.	<p>Resources for Child Caring Kit discussed the proposal that the library had drafted back in March which would have been for a joint operation/joint use service center. RCC has newer space and is not interested in relocating but MAY be open to relocating their library and are always looking for training space. The library has 3,600 items, although many of their videos are on VHS which the library is moving away from. They have 933 patrons, both childcare providers and parents, with a circulation of about 3,100 items this year. The RCC would like to be part of the interlibrary loan system. As for staff, their half-time librarian position is still open. Incorporating the RCC library may continue to be explored in the future.</p>	---	---

4.	<p>Friends Bookstore Kit noted that the Friends are not close enough to a decision on operating a bookstore for 2010. If a bookstore was considered, they would likely need about half of the current HM Library space plus additional storage which could take up much of the lower level. Their previous thoughts have been to operate a bookstore outside of any library location. The Friends will need to do an assessment on best location, space needs, staff needs, etc. This item could remain open for future consideration.</p>	---	---
5.	<p>Center for Children’s Literature This idea was not explored further but could develop out of some of the discussions with arts groups (see item 7 below).</p>	---	---
6.	<p>Center for Green Living/the Environment Roger, Pam and Jun-Li met with representatives of The Minnesota Project, Renewing the Countryside, Minnesota Environmental Partnership and the Green Institute last Wednesday, toured the building and discussed ideas for creating a focus on environment/green living at the library. Although many thought the idea “interesting”, they were unsure how the space would readily lend itself for some tenants. The auditorium space is not a great need although they could use some space for training or education; this would need to be a high tech space.</p> <p>The Green Institute noted that they might be able to put two staff into the space right away but there would need to be amenities added. Others felt the space was not large enough with the library occupying the upper floor. The Green Institute often gets calls for 1 – 5 person organizations needing space so there may be a need but it will require management. Although there is some appeal, there has not been a lot of success bringing small non-profits together to share resources and expenses.</p> <p>Meeting attendees did note opportunities for doing any rehab work in a sustainable way; possibly using the green lawn in front for an urban garden/demonstration area and really making the building and site reflect the “green” spirit.</p> <p>Samantha mentioned that there is a group, Gardening Matters, which really needs space right away. It is a support organization for community gardens. This might be able to be an immediate tenant for some space and might be able to use spaces for seminars/training.</p>	---	---
7.	<p>Center for the Arts Roger, Pam and Jun-Li met on Friday with representative of Springboard for the Arts, Metropolitan Regional Arts Council (MRAC), Public Art Saint Paul, the Mayor’s office and Dreamland Arts. These groups also toured the building and discussed ideas; with similar but different concerns than the green living groups. This group had more interest in the auditorium space but more for meetings or rehearsals than for theater as the stage and backstage areas are too small.</p> <p>There was concern about anything having much revenue generating potential as arts groups typically pay little or nothing for space. If people pay for space it needs to have amenities. Arts-related businesses were mentioned as potential tenants that could pay for the space (eg. Mosaic on a Stick).</p> <p>There was more discussion of art and its mission fit with the library; more focus on literary arts maybe with a family/youth focus. Mentioned partnering with a small publisher like Gray Wolf Press (Gray Wolf just moved from St. Paul to Minneapolis). Someone mentioned talking to</p>		

	<p>Compass.</p> <p>There was also discussion of having an “anchor” tenant; maybe a small secondary space for a larger organization. The anchor could assist with coordinating and managing the space. MRAC also mentioned to opportunities for grants to established organizations (the anchor tenant) that have a longer term lease for capital improvements.</p> <p>Arts representatives also noted that the library space for music is more challenging due to acoustical considerations. Kathy asked whether a performing arts group that is a tenant could have an arrangement with Hamline University so that they are given a better deal to use Hamline’s performing spaces.</p> <p>The arts organizations seemed to need more concrete plans of what the space might be in order to see how it might be used.</p>		
8.	<p>Presentation of Planning Options</p> <p>Pam reviewed three plan options that were developed to show the range of possible changes that could be made to the library in order to accommodate changes in library services and potentials partners/tenants in the space.</p> <p>Option A – shows library occupying about 2/3rds of the upper level (approx. 1,980 sf) and moving a multipurpose room of 950 sf to the upper level along with toilets added. The lower level in this option maximized the amount of usable space for other tenants/uses, leaving the meeting room and kitchenette in place. The three “tenant” spaces total 1,400 sf and could house about 18 staff if used as offices with workstations. This option also would include upgrades to toilets and adding a ramp to make the stage level accessible.</p> <p>Option B – shows the library retaining most of the upper level with the possibility of separating the back area of 485 sf from the library space of 2,540 sf for a Friends bookstore, RCC library, technology space or other use. This option shows a new open stair to connect the levels and toilets added. The lower level leaves the auditorium as a multipurpose space but takes out the stage and adds new toilets at the building interior. Three tenant suites are created totaling 1,350 sf. The elevator is also changed to access the lowest level and eliminate the separate lift.</p> <p>Option C – shows the library taking all of the upper level but being subdivided by function (with moving dividers and/or glass walls) to be used either together or separately for flexibility. Toilets are added to the upper level. On the lower level, the auditorium is shown with the stage but storage added for tables and chairs. This option shows only 825 sf of other/tenant spaces.</p> <p>These options can be combined in any number of ways to meet the needs of the library and any future partners. We need to be realistic that many of these options have a capital cost for renovations which may not be immediately available.</p>	---	---
9.	<p>Discussion of Options and Scenarios</p> <p>Follow up comments to these options:</p> <ul style="list-style-type: none"> ▪ Concerns with people being unhappy with reducing the books on shelves. ▪ Library talked about “less is more” with collection. Focus on what is most used; avoid top and bottom shelves, do books face out like a bookstore. A smaller collection could be a better collection. 	---	---

	<ul style="list-style-type: none"> ▪ Creating a separate computer lab would be easy to do without any major changes. Like the idea of a separate tech space in back. ▪ Keep in mind that the library of the future will be without books as we currently know them. ▪ Even now, many people browse at home online and order for pick up. Think of it as a place to bring books to people. ▪ How do we change without changing? ▪ Library needs more comfortable seating. Prefer option of integrating gathering space in the library not separate. ▪ Think of the library space configured the same but used differently. Do more programming within the library space. ▪ Discussion of lower level noted some concerns with this just being rental space. Ole asked a fundamental question – Is the lower level to generate revenue or to serve the community; he did not believe it could do both. He thought that the focus should be on coming up with something unique and that the entire building should be the library with both levels connected and multi-use rooms. ▪ Others felt that it could both serve the community and generate some revenue (albeit limited). It could be a home for community-based small groups; a wide spectrum of things could take place here that benefit the community. ▪ Flexible space if important to both the library and the other uses. ▪ There is a need for gathering space and community meeting space; these are not the same. ▪ Kit was drawn to option B as it had connectivity between both levels and maximized space and flexibility for the library and things that might happen on the lower level. ▪ A comment was made that the auditorium is the greatest asset of the building and should be maintained. ▪ Libraries should be even more intensely community connected. ▪ The power of any scheme will be programmatic connection between the upper and lower level. ▪ Potential expenditures for renovations and potential revenues from other uses need to be calculated. The time has arrived to calculate these costs. ▪ Ole returned to the idea of “uniqueness” of the library. It will be a process to develop this. The community should be considered as people not as organizations. The entire building should be public, multi-use space and not parceled out away from the community. ▪ Hamline Midway Coalition is still an option to occupy and help operate the building. The space could be a training and resource center; it could still provide shared office space for organizations that serve the community. 		
10.	<p>The next step will be to develop the final report, summarizing the options discussed and identifying follow up steps by the Task Force, Library and City. 292 design group will work on drafting the report and may need to meet with the Core Team next week to do a preliminary review to make sure we are meeting the objectives set forth for us when we started our work or if the objectives have changed. The expectation is that the report will be prepared for review with the task force at our last scheduled meeting on the 28th.</p>	292 design group	---
11.	<p>The final scheduled meeting will be on Monday, September 28th at 6:30 at the Hamline Midway Library.</p>		

If the information contained herein does not meet with your recollection, please contact this office within 3 working days of receipt, so that we may amend our records.