

PROPOSED NRPL REDEVELOPMENT PRINCIPLES

As promised, I am submitting a written statement to append to our NRPL Board minutes to make a record of my conditions for any ultimate redevelopment agreement with RXR or any other real estate developer. I do this for three reasons:

(a) To reflect and continue the dialog with members of the public, both those who have taken the time to come to our meetings and express their opinions and recommendations and also with those with whom I've discussed the matter while out and about in the community;

(b) To start the internal dialog with other Board members on what they would see as acceptable outcomes, understanding of course, that we are still at a very preliminary level of reviewing and determining what options or offers any developer may present, and keeping in mind our complete freedom, at this time, to entertain them or not; and

(c) To go on record with these points now so that we see, at this early stage, whether or not the two sides are so far apart in their expectations that it's a waste of time, effort and money to pursue this any further; and to ensure that, if the Board as a whole stands on any of these principles further down the road in negotiations, we are not accused of operating capriciously or in bad faith.

Here is what I would need:

1. A new, state-of-the-art library of the future must be adjacent to the Library Green; the main entrance and main interior atrium must be visible from the Green and *vice versa*; and accessible by foot from the Green without intervening automotive traffic. For example, if placed in the space that is currently the parking lot behind CVS, then Lawton Street would become a pedestrian mall and/or part of an expanded Green.

2. Such new facility would have at least as much usable space as current one, with additional, improved exhibition, performance, classroom and conference space; the new facility cannot be set wholly in basement space devoid of a sense of natural light and air; and, if in a multi-story, mixed-use building, NRPL must have control of separately functioning utility, tech, elevator, HVAC and other mechanical systems and must also be otherwise protected in its legal form (*e.g.*, commercial condominium) against a fall in the financial fortunes of the rest of the building or other occupants thereof — in other words protection against the "White Elephant" problem.

3. In order to assure the proper maintenance of such new facility and support of the expanded programming permitted in same, a substantial cash endowment should be funded by the developer in addition to the costs of construction.

4. Full move-in at the fully functioning new facility before full surrender and demolition of the old — the Yankee Stadium model — to avoid the Donnell-type, long-term (or even

short-term) limbo.

5. Community Benefits Agreement, at least as rigorous as that worked out regarding City-owned properties, to be applied to projects both on NRPL's current footprint and on any proposed new location, including enhanced affordable housing requirements (*i.e.*, above 10%), local hires for demolition, construction and permanent workforce, and union hires or prevailing-wage provisions.

6. And for those of you who insist on arriving by automobile, yes, there should still be some parking.

I have been making the same basic points for about two years now, but just flesh it out a little more with each iteration. The longer it takes for the developer to make a proposal, I suppose, the more time I will have to think of more and hear more ideas from the public.

November , 2016

Respectfully submitted,

Damon Maher, Trustee