

## CARNEGIE LIBRARY

Meeting #3

August 9, 2017

Xenia Community Library, 76 East Market Street  
Henry Hudson Room (1<sup>st</sup> Floor Meeting Room)

2:30 - Steve Brodsky, Xenia Development Director, welcomed everyone to the third Carnegie Library Reimagination Meeting. He was joined by Mayor Marsha Bayless and the first dog, Bruno. Mayor Bayless, while noticeably under the weather, gave words of appreciation to the group for bringing their talents and thoughts to the Carnegie reuse process, saying "this beautiful building is one worth saving. Thank you all for your efforts."

2:40 – Josie Reno provided a brief timeline of her involvement in the Carnegie Library and her efforts to place the building on the National Register of Historic Places. She listed the grants that she and Barb Bradfute had obtained both with the help of the City through a CDBG Formula allocation of \$8,600 in Planning funds, as well as an additional \$25,000 from the City's CDBG Program Income to complete the Historic Structures Report in 2016. She then described the \$5,000 Daniel K. Thorne Intervention Fund grant procured by Ms. Reno through the National Trust for Historic Places to conduct this Planning Process. Mary Crockett echoed Ms. Reno's timeline, and stated that the City and Xenia Library Friends have held a number of formal and informal meetings over the spring/summer highlighting the Carnegie Library opportunity, from a SLOW ROLL with the International Trail Symposium, to the "Make A Wish Campaign" that garnered a number of ideas both online and in person, as well as the three formal public input meetings including this one today. These meetings are all listed and documented on the City of Xenia explore.xenia website. Crockett mentioned the two "Lunch and Learn" meetings held at the Greene County Historical Society by the Xenia Carnegie Library Friends. The first Lunch featured Mary Ellen Armentrout in June, then today's Lunch and Learn was given by Greene County Library Media Specialist, Dr. Ryan Ireland. Dr. Ireland's informative talk was very well received and well-delivered.

On a sombre note, Josephine Reno mentioned that Carnegie Champion, Barbara Bradfute, President of the Carnegie Historic District who suffered a heart attack 18 months ago, was unable to attend today's event due to ill-health. Ms. Reno passed around a "get well card" for attendees to sign wishing Mrs. Bradfute recovery and thanking Mrs. Bradfute for all of her efforts towards the preservation of the Carnegie.

2:50 – Lisa Schmidtke and Steve Avdakov of Heritage Architectural Associates updated the group as to their efforts with the Master Plan from presentation of the Historic Structures Report up to this step in the Master Planning process. They presented the process thus far, the number of votes, and other aspects of the Master Plan on a powerpoint presentation. Ms.

Schmidtke reported that some 269 separate ideas were received regarding the Carnegie Make a Wish Campaign. Some were captured during the playful process of putting vinyl-backed stickers on the pillars of the building during the April 27<sup>th</sup> first public meeting, to items captured on the easels at the second meeting in June, and others from the fun Make a Wish Campaign Mary Crockett had placed on the City website using constant contact for the technology-minded Xenia Carnegie Friends. Ms. Schmidtke reported she updated an initial code of categories developed by Ms. Crockett originally, then added a few additional categories including an “other” category bringing the categories up to 20.

Ms. Schmidtke indicated that she has been most impressed with the quality of the outreach and sophistication of efforts and techniques used by the City of Xenia and the Xenia Carnegie Friends group. She applauded Xenia for having such a strong community outreach input process. Ms. Schmidtke distributed a list of the details regarding the 20 categories. Heritage Architectural had held additional meetings - both in person and by phone -- with individuals from the City of Xenia, the County, and from an interesting lead from Dayton who directs the “Nucleus Project” there as part of the Entrepreneurs Center. They had spoken to a number of interested prospective tenants, and made an effort to hear all suggestions. Ms. Schmidtke then outlined today’s “vote.” She had Mary Crockett and Steve Brodsky distributed 3 dots or “chits” that were of a weighted scale. The green dots equaled 3 points, the blue dots equaled 2 points, and the yellow dots equaled 1 point. Individuals could place all three dots on one highly desired usage or outcome, or distribute over three different desired outcomes. She mentioned that if new ideas were generated, they could be placed on the “Other” category. Mary Crockett mentioned that she had heard a suggestion for a magnet art school such as Stivers High School, in Dayton, Ohio.

Ms. Schmidtke and Steven Avdakov discussed possible guiding principals, and a list of potential partners identified in past meetings, while Steve Brodsky and Mary Crockett distributed chits and tallied the chit “vote.” Steve Avdakov of Heritage remarked that he was impressed with the energy and commitment displayed by the community residents, government officials, Friends of Xenia Carnegie, all -- “Great, thoughtful input.”

Steve Brodsky read out the results of the top 3 identified from this specific event. Those listed as a result of today’s “votes” were:

1. **Arts/Cultural Center** – of some kind—Music, art, dance, art gallery/exhibits, instruction/education in the arts.
2. **Museum and Library/Research Center – combo.** (Tied for 2) Some kind of museum or local focus museum-like display perhaps integrated into other usages (self-curated) and Library/Research to include such possibilities as a toy or children’s library, consolidated genealogy/archives/research/makers space space).Will be handled as one.
3. **Event Center/Meeting hall** – A place to hold weddings, parties, receptions, meetings, conferences, graduations.

Other vote-getters:

- Food center – everything food TIED WITH
- Training/Education. ALL KINDS. ALL AGES.
- Some kind of tourist/bicycling destination.
- Beverage sales (brewery/wine-bar) TIED WITH
- Business incubator.

After today's "vote" outcome was announced, Mary Crockett indicated that Heritage and herself and other partners are going to review today's vote against the some additional 250 plus ideas which may result in a slightly modified final list.

Steve Brodsky showed an urban map of the area that will be changing within 24 months with the loss of the Y and the Senior Center to the Reach project, an exciting project slated to be built with Kettering Health Network, the YMCA, the Senior Center, WSU and CSU. One attendee stated, that even though KHN purchased the lot for several million, "there are other hospitals" - why not tap into them for funding for the Carnegie? He also mentioned that the Dayton Designers Showcase was being discontinued - consider a similar program for the Carnegie where designers contribute \$\$ to the locations. Another attendee stated that they were very disappointed that the REACH project will remove important institutions from the downtown -- we should be adding, not removing such anchors downtown. Brodsky said it was not just up to the City -- that the Y needed a new space, (the City did not want to lose them) and that the Hospital had already spent several million buying the location by Lowes. He stated that with the two buildings being shuttered within the next 24 months, there could be a significant opportunity for redevelopment of the Xenia Carnegie. Mary Crockett mentioned that the access to the Shawnee Park was important all the way from Shawnee to Xenia Station...growing in energy and redevelopment of the entire downtown.

Paul Newman, Development Director for Greene County, arrived at the end due to another appointment, and spoke with several of the participants, demonstrating Greene County's continued deep interest in the future of the Carnegie.

Steve Brodsky and Mary Crockett discussed next steps, with Steve Brodsky repeating that the City does not own the Carnegie so has limited ability to affect eventual outcome. Mary Crockett indicated that today's votes will be tallied up with other submitted wishes to come up with the desired uses that Heritage Architectural will be undertaking in the next step -- that of "fleshing out" the top concepts with drawings and estimates of cost. Heritage has its marching orders now -- and they are eager to undertake what is for them "the fun part-- bringing the communities wishes life through designs and price estimates of probable cost." Once the Xenia Carnegie Friends and the community have the results of Heritage's design and estimating work, there can be a concerted and informed way to market the project to prospective developers, develop incentives and partnerships, attract both tenants and potential

public/private partners and seek funding accordingly whether through rental income, grants, or public contributions.

An attendee and architect indicated that the first thing to do would be to figure out how many square feet could be rented, to put together a pro-forma, and develop a strategy for funding the end use. Mary Crockett said that was exactly what was hoped for with this process, and that it would take everyone in the community to identify potential buyers and renters for this beautiful structure. And that while having a master plan doesn't automatically guarantee finding a suitable buyer/developer for the project, not having a master plan almost assures that **no one** will step up to finance, buy, or rent the building. She indicated that Xenia City Development has a strong track record in Downtown Xenia in working with historic architects such as Heritage Architectural Associates and with private owners and public incentives in the downtown with planning efforts/design efforts. Where we've had good plans/cost estimates/and a willing owner, we've been successful in attracting sizable investments, both public and private" stated Crockett, who also said, "the next meetings should be quite 'fun' with the architect showing concepts and possibilities to all of us for translation into an actual sustainable reuse for the building.

Brodsky thanked everyone for attending, and the meeting convened at 4:15.