

GEORGE BOTHWELL LEASE

Background

Based on direction from the Board in June 2014, RPL administration has pursued discussions with Smart Centres to negotiate beneficial terms for the Library to continue its tenancy in Southland Mall and to establish options for expansion. The negotiation is near completion. RPL administration's negotiation with Smart Centres has been supported by Chuck Maher from the City of Regina Real Estate Branch.

Current Situation

- RPL administration has worked with Smart Centres on a lease renewal with the following terms:
 - ten (10) year term for 13,865 ft²
 - Rent in years 1 to 5 of \$17.50/ft² & years 6 to 10 of \$18.50/ft²
 - All other provisions of the current lease agreement continue, including common area maintenance (CAM) of \$3.02/ft²
- Included in the lease renewal proposal are the following options to expand:
 - Within 12 months the Library may execute its option to expand into adjacent retail space providing a total of 17,152 ft² with the following revised terms:
 - Rent in years 1 to 5 of \$18.93/ft² & years 6 to 10 of \$20.00/ft²
 - Blended common area maintenance (CAM) of \$7.73/ft²
 - Tenant allowance for renovations of \$5.83/ft² (approximately \$100,000)
 - The Library may alternatively initiate action with Smart Centres to design, cost and negotiate terms for an expansion via new construction/renovation to the existing branch structure.

Recommendations

RPL administration recommends that the Board:

1. authorize the Library Director & CEO to undertake a lease renewal with Smart Centres for the George Bothwell Branch under terms similar to those outlined above; and
2. direct the Library Director & CEO to undertake consultations and prepare a proposal for branch design and possible expansion for presentation to the Board in September 2015.

Communications and Key Messages

There is significant interest from patrons, staff and the public regarding RPL's planned location for this branch. The following key messages should be communicated:

- The Regina Public Library values our location within this area that provides entertainment, restaurants, shopping and medical services.
- We have committed to staying in this location for at least another 10 years.
- Over the next year, RPL will be undertaking consultations to determine community and patron needs in this branch and prepare a plan for branch renewal.

GRANT FOR ABORIGINAL LIBRARY SERVICES

For the past several years, the Province of Saskatchewan has provided a grant to each public library system to specifically support library services to aboriginal peoples in the province. The grant is paid as a targeted portion of the Province's resource sharing grant to public libraries and RPL expects to receive just under \$30,000 in 2015. When the grant payments began, a Provincial committee developed a framework for appropriate use of the grant and public libraries provide a report of the prior year's activities to the Ministry. When the report for 2014 is complete, it will be brought to the Board for information.

Enclosed for your information in the Board package is the Program proposal for 2015. The proposal is developed by the Branch Head at Albert Branch, Wendy Sinclair, in collaboration with programming staff and Branch Heads throughout the system and in consultation with the Albert Community Library Committee. The series of programs offered under the grant are typically very popular and waiting lists are common.

As with other programming at RPL, this series is subject to assessment. The offering changes over time based on available funds, staffing, and community needs. It is clear from the draft report included in the Board package that the locations for all programs in 2015 have not been set yet. The draft gives the Board an overview of some of the programming delivered at RPL on aboriginal cultural topics relevant to the entire community. It is worth noting that while these programs are specifically related to aboriginal culture, they are open to everyone.