



**Irvin L. Young Memorial Library
431 W Center St
Whitewater WI 53190
Board of Trustees Special Meeting
Community Room
Monday, February 10, 2016, 10:00 am**

Mission Statement: The Irvin L. Young Memorial Library will foster a sense of community and be a center for resources, information, and creativity for all people in the Whitewater area.

1. Call to Order by President Hartwick at 10:33 am

Present: Julie Caldwell, Brienne Diebolt-Brown, Anne Hartwick,
Richard Helmick, Cory Peppler,

Absent: Chris Grady, Jim Winship

Staff Present: Stacey Lunsford, Diane Jaroch, Deana Rolfsmeyer

Others Present: Cameron Clapper, Wally McDonell

2. Proposal from Troy Hoekstra, United Development Solutions (St. Cloud, MN), potential developer for mixed-use library and hotel building project

- a) Presentation from Hoekstra and his attorney.
- b) He outlined, in detail, how the process of developing a hotel, a clinic, and a library would go.
- c) He referenced his most recent project in Platteville, and the roles that the developer, the City, and the Library Board would play.
- d) Location was up in the air, but Hoekstra was inclined to develop near the University.
- e) Hoekstra also explained the role of the new market tax credits in the funding
- f) Outlined the backing of a group of 11 investors, and their tax advantage in developing, then donating, the library to the community after seven years.
- g) Hoekstra detailed the financial outlay and timeline for the proposed project, and the needed commitment from the City Council and the Library Board.

3. Meeting adjourned at 12:22 pm.

Respectfully submitted,

Cory Peppler
Secretary/School Board Representative

*Items denoted with an asterisk will be approved on the Consent Agenda unless any board member requests that it be removed for individual discussion.

Anyone requiring special arrangements is asked to call the office of the Library Director (473-0530) 72 hours prior to the meeting.