



**Irvin L. Young Memorial Library
431 W Center St
Whitewater WI 53190
Board of Trustees Special Meeting
Community Room
Monday, August 15, 2016, 9:00 a.m.**

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. Conference (via telephone) with Troy Hoekstra of United Development Solutions regarding progress on the public/private partnership with the Irvin L. Young Memorial Library building project.

Call began at 9:00am

Present on call: Troy Hoekstra, Stacey Lunsford, Jim Winship, Jim Caldwell, Chris Grady, Cory Pepler. (Cameron Clapper joined at 9:20am)

- Introductions
- Recap of original plan: 25K ft library, and clinic, and 72-unit hotel. identified a corner (Mercy) as an ideal.
- No contact yet with neighboring properties.
- Marriott granted a licence; prototype for 72 unit hotel.
- Last component was the clinic (Mercy Rockford).
- April: they wanted to see a proposal from Troy. Very positive about the idea.
- Troy explored/discussed with three entities for the new market tax credits. (WHEDA, Impact 7, Forward Community Investments (FCI))
- Troy can get the needed \$25M tax credits
- Big issue: Mercy Rockford has suddenly “dropped off the map.” Higher-ups not responding.
- Investors lined up. Banks want the loan (Wells Fargo)
- Troy reviewed the process for applying for the new market tax credits.
- Jim Caldwell said he would reach out to leaders at Mercy.
- Troy discussed a “Plan B” of securing a different health care provider, if Mercy falls through. This would likely require finding a different location.

Phone call ended at 9:37am.

*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.