



**MINUTES**  
**Henderson District Public Libraries**  
**Board of Trustees**

**Date:** December 19, 2024

**Place:** Paseo Verde Library  
280 S. Green Valley Parkway, Henderson, NV 89012

**Also accessible via Zoom**

**Time:** 7:45 a.m.

**Click here for information on accessing the video conference:**

[https://hendersonlibraries.zoom.us/webinar/register/WN\\_Sqd-6yaDSJ2h6VXKigIWDQ](https://hendersonlibraries.zoom.us/webinar/register/WN_Sqd-6yaDSJ2h6VXKigIWDQ)

*Notice is given that items on the agenda may be taken out of order. Two or more agenda items may be combined for consideration; items may be removed from the agenda or discussion delayed relating to an item on the agenda at any time. Public comment will be taken on each item as it is heard. There will be a 3 minute per person time limit during the public comment portion of the meeting.*

**Call to Order**

The meeting was called to order by Chair Angela Brommel at 7:45 a.m.

**Roll Call**

Board present: Angela Brommel, Jennifer Andricopulos, Katie Gehrke, James Green, Gerri Schroder, Bette Silverman

Board present (via Zoom): None

Board absent: Jodi Gilliland (excused)

Staff present: Marcie Smedley, Trudy Casey, Markita Dawson, Joy Gunn, Sean Hill, Tawana Keels, Dr. Leslie Doyle, Betsy Johnson, Melissa LaPorte, Ed Feldman

Others present: Tom Carvalho, Benjamin Carvalho, Bobby Gill

Staff present (via Zoom): Kate Peraza, Judy Mata

Others present (via Zoom): None

**Approval of Agenda**

James Green made a motion to approve the agenda, and Gerri Schroder seconded the motion. The motion passed unanimously.

**Consent Agenda**

These items are not expected to be controversial and will be considered together and approved in a single motion. Any person desiring to remove an item for separate consideration should so request before approval of the agenda. Items pulled from the Consent Agenda will be considered separately. All other consent items will be approved as one item.

**CA-1 Review of Minutes**

November 14, 2024

**CA-2 Review of Paid Invoices**

November 2024

Jennifer Andricopulos made a motion to approve the consent agenda, and James Green seconded the motion. The motion passed unanimously.

**Director’s Report**

*Possible Board discussion of the Director’s report or various staff reports highlighting various administrative and staff activities since the last meeting.*

Marcie Smedley began the Director’s Report by announcing that Trudy Casey will be retiring after more than 30 years of dedicated service to the library. Marcie Smedley praised Trudy for her invaluable contributions to the organization and noted that she will be deeply missed. Trudy Casey’s final day at the library will be Friday, January 10th. To celebrate her retirement, a party in Trudy’s honor is scheduled for Wednesday, January 8th, from 11:30 a.m. to 2:00 p.m. Marcie Smedley encouraged Board members to attend and join in the celebration.

Marcie Smedley then introduced Christina Ayala, the library’s new executive assistant. Christina Ayala will be working alongside Trudy during the next few weeks to ensure a smooth transition. With over 20 years of experience in administrative and office management, Marcie Smedley expressed her excitement for the valuable skills and contributions Christina Ayala will bring to the team.

Marcie Smedley concluded her report by expressing gratitude to the Board and thanking everyone involved in the Library Tree Lane event earlier this month. The event showed growth from last year, with a notable increase in attendance. Marcie Smedley recognized the hard work of the Friends Library Tree Lane Committee, who are currently in the process of debriefing the event. An official meeting is scheduled for January, where the committee will review the event, discuss plans for next year, and share the total amount raised, which they anticipate will exceed last year’s total.

In addition to Library Tree Lane, Marcie Smedley highlighted several other significant programs recently hosted by Henderson Libraries. The Youth Programming Team successfully organized an author talk and book signing with Jan Brett, the award-winning New York Times Best-Selling author, at the Multigenerational Center. The library also hosted its annual Yule Ball, a Harry Potter-themed after-hours event, which attracted over 300 attendees, with support from the Adult Programming Team.

Marcie Smedley commended the Programming Team for their hard work and expressed her gratitude to Markita Dawson and her team for their support with Library Tree Lane. While the next two weeks will be a bit quieter, the New Year will bring an exciting start as programming activities resume.

Angela Brommel expressed appreciation for Marcie Smedley’s Director’s Report, noting that it highlighted many positive developments. Angela Brommel took a moment to thank Trudy Casey for making her experience as a board member so seamless and enjoyable. She also extended a warm welcome to Christina Ayala. Angela Brommel shared her enjoyment of the Library Tree Lane event, describing it as beautiful and noting that it is her favorite event of the year.

**New Business**

**1. Discussion and possible Board action regarding The Coffee Press lease**

Marcie Smedley informed the Board that a copy of the new lease had been sent to all members and wanted to highlight its key terms to ensure the Board was informed. Marcie provided a brief recap, explaining that Ben Carvalho, the current owner of The Coffee Press, is relocating and selling the business. Bobby Gill, who is present and will speak shortly, is the new buyer of The Coffee Press, which is why the lease is now being reviewed. In January, Henderson Libraries will enter into a lease agreement with Bobby Gill under his LLC, as Ben Carvalho transitions out of the business.

The lease will be a 3-year term, with the following rates: \$1.00 per square foot for the first year, \$1.25 per square foot for the second year, and \$1.50 per square foot for the third year. Most other terms will remain unchanged. Marcie Smedley mentioned that she and Bobby Gill have had preliminary discussions and will be meeting to explore ways to continue the partnership between the library and The Coffee Press, ensuring mutual support for their efforts.

Bobby Gill introduced himself, sharing that he is originally from England and moved to Las Vegas about a year and a half ago. While searching for a business opportunity, Bobby Gill came across The Coffee Press and felt it was a great fit, especially since he is an avid reader and loves books. Bobby Gill stated that he and his sister would be running the business, and everything else would remain the same. The current employees will continue working at The Coffee Press. Bobby Gill also mentioned that he plans to discuss with the library what they would like to see more of and what items they would like to see less of in the future. Bobby Gill then opened the floor for any questions.

Angela Brommel asked if there was any public comments before opening the discussion to the Board. There were no comments from the public.

James Green mentioned they had met with Bobby Gill two weeks ago and asked for a description of the target customer base and whether that might change in the future. Specifically, will The Coffee Press primarily serve library patrons, local neighborhood residents, or passersby. James Green expressed concern that Bobby Gill might use The Coffee Press as a catering business after hours, potentially utilizing services like Uber Eats, with the kitchen operating around the clock. James Green emphasized that he would like to understand how Bobby Gill plans to utilize the business.

Bobby Gill responded by reassuring the Board that The Coffee Press's primary focus would remain on serving library patrons, with the library community being the core of his customer base. There is no significant road frontage that would attract passing drivers, so the main purpose of the coffee shop would be to serve those visiting the library. Bobby Gill also confirmed that the coffee shop's hours would remain the same. If the hours were to be extended in the future, it would only be to accommodate meetings or to support library events.

James Green thanked Bobby Gill for his time and for taking the opportunity to explain his plans for The Coffee Press.

Vice Chair Jennifer Andricopulos also welcomed Bobby Gill and expressed appreciation for his decision to retain the current staff at the coffee shop. Jennifer Andricopulos noted that keeping the employees would be beneficial for ensuring a smooth transition of ownership. Jennifer Andricopulos then inquired if the square footage rates for the space are consistent with what the library has charged in the past.

Marcie Smedley addressed the matter by explaining that the current lease rate is \$1.00 per square foot. There were some concessions made during the COVID-19 closures, which significantly impacted the library's operations. It took some time for the library to recover and rebuild foot traffic. Now that the closures are behind them, Marcie Smedley noted that the library is beginning to consider adjustments to the lease terms.

Marcie Smedley clarified that the lease rate includes utilities, and the library is currently evaluating the future costs of these utility expenses. Marcie Smedley also shared that it is the Board's and library's intention to maintain a coffee shop within the facility to serve the community. However, the coffee shop has never been a significant revenue generator for the library.

Gerri Schroder welcomed Bobby Gill and expressed her happiness that The Coffee Press will continue its operations. Gerri Schroder then acknowledged that Ben Carvalho would be greatly missed and noting that everything at the business had been truly spectacular. Gerri Schroder expressed confidence that Bobby Gill will successfully carry on the business moving forward.

Katie Gehrke also welcomed Bobby Gill and conveyed her excitement about having him on board.

Marcie Smedley addressed the Board, noting that the start date for Bobby Gill taking over the coffee shop had been left blank on the lease. The intention is for operations to transition sometime in January, though there are still a few loose ends to address. For instance, Bobby Gill and Ben Carvalho need to meet with the health inspector. Once these items are resolved, the start date can be added to the lease. The lease itself will run through the end of 2027.

Gerri Schroder suggested the start date be determined by the parties and ratified at the next Board meeting. Marcie Smedley confirmed that this approach would be fine.

James Green made a motion to approve The Coffee Press lease, granting the Executive Director the authority to make any minor and necessary changes, with the lease to be ratified in January. Gerri Schroder seconded the motion. The motion passed unanimously.

Marcie Smedley addressed Ben Carvalho and expressed her sincere gratitude for the partnership and willingness to work alongside the library over the years.

**Old Business**

**None**

**Announcements**

The next Board meeting will be **January 16, 2025**, at the **Paseo Verde Library**, 280 S. Green Valley Pkwy., Henderson, Nevada.

**Public Comment**

*Note: Pursuant to Nevada’s Open Meeting Law, action may not be taken on matters presented during this period until included on a future agenda as an action item.*

**None**

**Adjournment**

*Pursuant to NRS 241.020, written notice of the meeting of Henderson District Public Libraries’ Board of Trustees was posted by December 12, 2024.*

Gerri Schroder made a motion to adjourn the meeting, and Katie Gehrke seconded the motion. The motion was passed unanimously. The meeting was adjourned at 7:59 a.m.

Posted at hendersonlibraries.com, the State of Nevada Public Notice Website, Paseo Verde Library, Green Valley Library, James I. Gibson Library, and West Henderson Library.