

Westchester Public Library Board of Trustees

Special Meeting Minutes

April 28, 2026

**DRAFT**

A special meeting of the Westchester Public Library Board of Trustees was held at the Thomas Branch, located at 200 W. Indiana Ave, Chesterton, Indiana on Tuesday, April 28, 2026. It was called to order by Justin Martinson, Board President at 4:30 p.m.

Board members present were: Kathryn Cochran, Michele Corazzo, Michael Livovich, Justin Martinson, Chirag Patel, and Abbe Trent.

Board members absent: Denise Barkow

Also present at this meeting was: Library Director Heather Chaddock

**NEW BUSINESS**

Director Chaddock asked for questions regarding the Berglund Guaranteed Maximum Price (GMP) document. Kathryn Cochran asked how the amount compared to the original projections, and Director Chaddock stated the initial estimate was approximately \$5.75 million, to which Kathryn Cochran noted there was not a significant difference between the figures. Abbe Trent commented that the updated costs appeared consistent with current economic conditions.

Michele Corazzo asked if there would be any further committee meetings. Director Chaddock stated future meetings would primarily consist of construction meetings, and that she was unsure whether the committee would need to continue meeting at this time.

Chirag Patel asked about utility-related fees listed in item 5 and whether those costs were included in the budget. Director Chaddock clarified that the equipment costs were budgeted, but installation costs were not, and stated she would request an estimate for the utility setup expenses. She added that she did not expect the costs to significantly impact the overall project budget and believed they could likely be covered through the Operating budget rather than the contingency fund.

The Board also discussed the environmental considerations referenced in item 20 of the proposal, which is the possibility that an oil tank may be located somewhere on the property, though the location of this tank is unknown and its existence is speculative. Director Chaddock explained that Berglund conducted thorough environmental testing, including soil borings and radon testing, along with various other tests. They also reviewed current blueprints, town maps and historical records to evaluate the possibility of the tank's existence and potential location. She stated that nothing of note was found and no issues of concern were identified in the tested areas. Director Chaddock did note that Berglund acknowledged there could be additional unknown costs if anything were discovered during construction.

Justin Martinson asked how the Library would address costs if an oil tank were found. Director Chaddock stated the Library would be responsible for remediation expenses, which could potentially be paid from the Operating budget under Other Services if the amount was less than \$100,000. The Board also discussed the possible use of contingency funds or the Rainy Day Fund, if necessary. Director Chaddock specified that if an additional appropriation were required from the Rainy Day Fund, it would need to be approved by the County Council.

**MUSEUM CONSTRUCTION PROPOSAL - ACTION ITEM**

A motion was made by Michele Corazzo to approve Director Chaddock’s recommendation to make an Additional Appropriation request in the amount of \$6,602,414.93. Kathryn Cochran seconded the motion. All voted in favor, and the motion passed.

**PUBLIC COMMENT**

There was no public comment.

**OTHER BUSINESS**

There was no other business.

The next regular meeting of the Board of Trustees will be on Thursday, May 14, at 7:00 p.m. at the Thomas Branch, located at 200 W. Indiana Ave., Chesterton.

Kathryn Cochran made a motion to adjourn the meeting. Michele Corazzo seconded the motion. President Justin Martinson adjourned the meeting at 4:49 p.m.

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Justin Martinson, President

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Abbe Trent, Vice-President

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Kathryn Cochran, Secretary

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Michael Livovich, Treasurer

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Michele Corazzo, Board Member

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Chirag Patel, Board Member

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Denise Barkow, Board Member

Respectfully submitted,  
Carissa Domonkos, Minutes Recorder for Kathryn Cochran, Secretary