

MINUTES
BROADVIEW PUBLIC LIBRARY DISTRICT (BPLD)
FACILITY PLANNING COMMITTEE MEETING
MARCH 8, 2012
5:00 PM

1. Call to Order

Time: 5:03 pm

2. Roll Call

Present: Katrina Arnold, Committee
Robert Jones, Committee
Roberta McGill, Trustee
Melissa Gardner, Executive Director

3. Introduction of Visitors/Comments

Present: 8 residents

Comment: Marqueta Smith (resident) concern about rumor concerning Eminent Domain

4. Dewberry Space Needs Program

- Presented committee with draft of Building Program for Broadview Public Library
 - Space need is 21,371 square feet
 - Space currently is 16,236 square feet
 - Possible to get another 5,000 square feet if can build on grassy area, basement and upper level taking us to within 135 sq. ft. of need space
 - Cost comparisons will show options of
 - Staying with current size
 - Building expansion
 - New building construction
- March 9, 2012 Dewberry will be at the facility to conduct studies on structural, electrical and mechanical systems current on the facility
- March 9, 2012 Dewberry will also go to visit Village Hall to discuss building variances
- Upcoming event: Design meeting

5. Ehlers Financial Planning

- Presented committee with four (4) Operating Funds Projections
 - Scenario A: 2012 Budget projected with revenue growth in 2013 of 1.5% and 2014 of 3.0% years 2015 to 2022 at 2% using reserve funds to cover deficits
 - Scenario B: 2012 Revised Budget projected with same growth and same use of reserve funds to cover deficits
 - Scenario C: 2012 Revised Budget projected with same growth but transfer out of \$2.5M of reserve funds for building project, remaining reserve to cover deficits
 - Scenario D: 2012 Revised Budget projected with same growth, transfer out of \$2.5M of reserve funds but added in TIF recovery for 2018 and 2022 and additional building and operating expense
- Presented committee with three (3) Debt Services (DS) scenarios
 - DS 1: Float \$1M bond over 10 years DS pay back \$1.175M and go to referendum
 - DS 2: Float \$1M bond over 15 years DS pay back \$1.311M and go to referendum
 - DS 3: Float \$1M bond over 20 years DS pay back \$1.462M and go to referendum
- Will help us look at options of reducing operating expenses over the years and investment options

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Ray Coyne representative of Hutchinson, Shockey, Erley & Co.
(Interested guest who requested to speak with the board regarding financing options.)

- Presented more general look at what we can do to finance project
- Recommended things such as
 - Reduction in operating expenses such as payroll
 - Front door and Back door referendums
 - If looking for land, finding someone to sell us land and we pay them 10 years later

6. Construction Grant Update

- Environmental Site Analysis: Completed should have results the week of March 12, 2012
- Soil boring: Received report March 8, 2012, will have copies available for all board members at March 15, 2012 board meeting
- Facility Assessment: Begins March 9, 2012 with structural, mechanical and electrical analysis
- Strategic Planning: Start setting our priorities so that staff can start working on the goals and objectives of the plan

7. Public Closing Comments

- Mr. John Ealey commented on presentation of Ray Coyne regarding front and back door referendums not a good idea; would like to see a new library structure
- Another citizen commented on Ray Coyne presentation about not going to referendum and raising taxes because on fixed income and can't afford even a small increase in property taxes.

8. Closed Session

5 ILCS 120/2 C5: The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired.

Call to Order Time: 7:16 pm

Adjournment Time: 7:37 pm

9. Adjournment

Time: 7:38 pm

Katrina Arnold
Facility Planning Committee Chair

Teresa Tyson
Secretary