

Follow Up:
Oct. 28, 2021, LDAC Meeting

2019 Library Funding Poll

- Represents continued community engagement
- Showed there was support for increasing library funding.
- A spring 2021 one-question poll on library funding showed similar results.

Rent & wage question

- Decision to adjust wages is up to the Library District Board of Trustees.

Status of Longmont's Library District discussion & incorporation of Niwot

- There is a consultant looking at options to fund the Longmont Public Library - a library district may be recommended.

Review proposed library district boundary changes with Boulder County

- In progress. Giving officials time to complete the 2021 election.

Timeline: City Council Discussion of Repurposing Library Financial Support

January 25, 2022 City Council Meeting

- LDAC recommendations on IGA.

Quarter 1 2022

- Library district formation community engagement.
- Council discussion on options to repurpose current funds allocated to the library.

Q2 - April 2022

- Staff report to council on library district formation community engagement.
- Public Hearing
- Council resolution to form a library district.

Quarter 2 2022

- Council decision on options to repurpose current funds allocated to the library.

Facility & Land Disposition Options Library District IGA

November 8, 2021 LDAC Meeting

Library Facilities

FACILITY	OWNED / LEASED BY COB	SQUARE FEET	AGE (YEARS)
Carnegie Library for Local History	Owned	4,000	114
Boulder Main Library	Owned	92,164	60 / 47 / 29
George Reynolds Branch Library	Owned		53 / 27
Meadows Branch Library	Leased \$1 / annually + common area maintenance	7,800	31
NoBo Corner Library	Leased \$1 / annually	570	7
New North Boulder Branch Library	Owned Under construction	TBD	0

City-Staff Assumptions

1. Regardless of leased or owned, the Library District is responsible for maintaining the facilities & any future capital improvements.
2. Don't double charge the community: The Boulder community paid for the city-owned library facilities. City will not charge the Library District Fair Market Value for sale or lease of those facilities.
3. The buildings should remain in the public domain.
4. There are library facilities for which the City & the Library District will have to cooperate.

Options for Disposition of Library Facilities

Base assumption: City would facilitate transfer of the leases for NoBo Corner & Meadows Branch Libraries to the Library District.

Remaining Options:

1. City lease library buildings to the Library District. Library District is responsible for maintenance & future capital improvements.
- ~~2. City Lease library buildings to the Library District. Library District and City share responsibility for maintenance and future capital improvements.~~
- ~~3. City Lease to Own library buildings to the Library District.~~
4. City transfers Library building to the Library District with the land.
5. City transfers Library building to the Library District without the land.
6. Modification of the above options depending upon the facility.

*Note: Under the transfer options, a reverter back to the City if the library district ceased operations in that facility would be included in the transfer.

Options for Disposition of Library Facilities

Remaining Options:

1. City lease library buildings to the Library District. Library District is responsible for maintenance & future capital improvements.
 - Pros: Library District controls investment into facilities; City retains ownership of buildings & land.
 - Cons: City & Library would have landlord/tenant relationship; City remains ownership of buildings & land.
4. City transfers Library building to the Library District with the land.
 - Pros: Library district owns assets and controls investment into facilities without Landlord. Potential for district to use asset for financing.
 - Cons: District responsible for all maintenance of facilities & land & cost is unknown at this time.
5. City transfers Library building to the Library District without the land.
 - Pros: Library district owns building, does not have to maintain all surrounding land. Allows City to retain land in areas where no clear parcel lines or surrounding asset is a non-library community facility.
 - Cons: More complicated ownership structure, requires Library District & City to clearly define responsibilities & service levels.

Library Facilities

FACILITY	INITIAL RECOMMENDATION	CONSIDERATIONS
Carnegie Library for Local History	Option 4 – Transfer Building & Land	Grounds maintenance not factored into current estimated district budget.
Boulder Main Library	Option 5 – Transfer Building	More detailed ownership structure & responsibility definition would be needed.
George Reynolds Branch Library	Option 4 – Transfer Building & Land	Grounds maintenance not factored into current estimated district budget.
Meadows Branch Library	Transfer Lease	
NoBo Corner Library	Transfer Lease	If NoBo Branch not completed by time of transfer.
New North Boulder Branch Library	Option 4 – Transfer Building & Land	Need to refine ownership areas between Violet Park future plans & future transportation connection assets.

LDAC discussion of these recommendations.