

A special meeting of the Adams Township Board of Supervisors with the Board of Directors of the Mars Area Public Library was held on June 28, 2016, at 7:00 p.m. at the Adams Township Municipal Building, 690 Valencia Road, Adams Township, Mars, PA for the purpose of discussions of a library building.

Present at the meeting were Supervisors Donald C. Aiken, Linda E. Lees, Edward L. Vogel, and Thomas L. Franceschina; Township Secretary Janet Lubbert; members of the Board of Directors of the library Nancy Penney, Janice Schmitt, Carmelina Vargo, Ellen Flemma and Marcy Bogdanich; and Librarian Vince Gadrix. Linda Lees is also a member of the Board of Directors for the library. Also present at the meeting for the library were Angela Baehr and Fritz Baehr from F. J. Baehr Architects, Jeffrey Landau from Landau Building Company and Matt Marshall, the attorney for the library.

Chairman Aiken called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

Mr. Baehr said they were there to review the plans and the budget for a new library building in the park. Mr. Aiken asked if they want 1.5 acres, and the library directors said they are not sure. Mr. Baehr explained where the building would be located and how he had tried to integrate it into the hill. There would be minor work on the existing parking lot and the driveway to the schoolhouse to provide a drop off area and to be ADA compliant. Mr. Franceschina asked about the size of the community room on the second floor. They said it would be 1,500 square feet and hold about 80 people with a moveable stage. The lobby of the building would be big enough for an intermission, and they could use the bathrooms on the first floor. Mr. Franceschina asked if they would rent out that room to help fund the library, and they said they would. They believe it would be used more than at their current building.

Mr. Aiken asked how much the library can pay towards a new building and how much funding they want from the township. Mr. Gadrix gave the Supervisors an example from another library in the eastern part of the state where the township had paid for the building after the library received a \$500,000 grant. The other township has a higher population and is actually a department of the township. Mr. Gadrix did not know if the other township has a library tax. Mr. Aiken asked again how much the library can pay towards a new building, and Mrs. Lees read the two options that the library has for funding a new building at a cost of \$5,262,000. The first option would have the library construct and build the library with a long-term lease for the land and the township donating to the project. The second option would have the township provide the building site and own the building with a long-term lease for the land and the building. With both options, the library applies for a \$500,000 grant, contributes \$240,000 in liquid assets and \$410,000 from the sale of the existing building and conducts a capital fund raising campaign.

Mr. Franceschina asked if they will have enough to cover operating expenses at the new building. Ms. Schmitt said they gave those figures to the Supervisors before, and Mr. Franceschina said he thought those were current expenses. Mr. Gadrix said they would not need more staff. Mr. Franceschina asked if the township would have to increase their annual contribution. Ms. Schmitt and Mr. Gadrix said they would not because energy costs would be lower at a new building.

Mrs. Lees asked if Adams Township has the most membership and was told they do. Middlesex Township has the second highest and contributes \$5,000.

Mrs. Lees asked how they would do a fund raising campaign, and Mr. Gadrix said they would hire a consultant.

Mr. Franceschina asked if they expect \$410,000 for the sale of the building and was told that is the appraised price.

Mr. Aiken asked what would happen if the township said they would give \$2.5 million and was told the library would start their fund raising campaign. Mr. Aiken said the Supervisors need to discuss what the township can contribute. Mr. Aiken asked if the library has talked to the bank about a loan. They said they

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can't get a loan for the library as an entity and would have to sign as individuals. Mr. Marshall said lenders would not view the project favorably because of the size.

Mrs. Lees asked how borough residents feel about moving the library. Mr. Gadrix said there is some concern with businesses. He also said parking is a problem especially with the summer reading program.

Mr. Aiken asked how the library would pay the township back if they pay the \$4 million that is needed after the library pays what they can. The library said they would have the capital campaign. He asked how long it would take to pay the township back, and Ms. Schmitt said they wouldn't really view it as a loan. Mr. Aiken asked how much comes from other entities. Mars Borough has a library tax and pays \$4,000, Middlesex Township contributes \$5,000, the state contributes \$25,000 and the county contributes \$16,000.

Mr. Gadrix believe moving the building to the park would increase the number of township residents using it and would increase donations. Mr. Aiken asked if those funds would be used towards operating expenses or building expenses, and Mr. Gadrix said operating.

Mr. Franceschina asked about the township contributing \$50,000 a year instead of \$150,000 to pay the township back, and they said they couldn't operate. Mr. Franceschina asked if that means the initial money from the library is all the township will see paid back, and they said they could do more fund raising.

Mr. Aiken said they need to decide what to do about the ground. Mr. Marshall said it would be a building lease option or a land lease option. The library would need financial assistance for the building. Mr. Aiken said it would cost more for the township to build it because of prevailing wage, and Mr. Marshall said it would be prevailing wage either way because it's a public building. Mr. Aiken asked if the figure they were given tonight is prevailing wage, and Mr. Landau said not 100%. Ms. Schmitt said the grant would require prevailing wage. Mr. Franceschina said the only real option is for the township to build it because the library doesn't have the money.

Mrs. Lees asked if the building would be in the name of the library or the township and was told it would be in the name of the township if the township builds it. Ms. Schmitt said it would still be named Mars Area Public Library. Mr. Franceschina said the library would actually become part of the park because DCED funds were used to purchase that land for the park.

Mr. Franceschina asked if there are other grants available and was told there are, but the Keystone grant is the biggest. He asked about donations from foundations, and Miss Penney said they are giving less and less.

Mrs. Lees asked if the library will talk to the borough. Ms. Schmitt and Miss Penney said they already know, and Mr. Gadrix noted the library is a separate entity from the borough and doesn't really need to discuss it with them.

Mr. Aiken said the township will take a look at their finances, and the Supervisors suggested that Mr. Baehr start to work on the property location.

On a motion by Thomas L. Franceschina and seconded by Edward L. Vogel, the meeting was adjourned at 7:40 p.m. All were in favor.


Janet L. Lubbert, Secretary