

## **Public Meetings to Address Funding for Library Building Repairs and Maintenance**

In 1993, voters approved the sale of bonds for the construction of the current library building. Construction of the current building began in 1994 and the building opened for operation in 1995. The building came in under budget. However, neither the proceeds of the bonds nor the library's annual budget provided for either expected or unexpected repairs, maintenance, or replacement of building components, systems and equipment. The building is now fourteen years old and in need of mechanical and physical repairs. The library is governed by a board of seven elected trustees, who, over the last several years, have become increasingly aware of the need for these repairs and the absence of any funding for them.

The board first addressed building problems in 2002 and 2005 by hiring two roofing experts because the roof had leaked periodically for some time. The second expert found deficiencies in the roof, and his investigation ultimately led to the discovery of other problems, including water infiltration in exterior walls and windows, improper ventilation of the roof, and outdated software that operate the mechanical systems that maintain a comfortable library environment. The board has concluded that these deficiencies are causing further damage to the building. The board feels strongly that these deficiencies, if not addressed promptly, will cost all of us a lot more in the future than it would cost to borrow sufficient funds to correct the known problems now.

The board has accumulated a fund to maintain the building and equipment, from one modest tax of about \$150,000 in 2001 and by allocating small end-of-year surpluses to that fund. That fund amounted to just over \$300,000 in 2007. Since then the board has used a significant portion of those funds for the investigations that led to the determination of the various building issues and to identify and remediate mold infestations resulting from the leaky walls and windows. You may have noticed the

work last year on the turret and nearby areas above the entrance. This year we are using a portion of the remaining funds to address similar issues on the side of the building facing the railroad tracks. The board believes that the repairs above the entrance and along the railroad tracks have successfully solved the problem of the water leaking into those walls. We expect about \$100,000 to remain in that fund after this year's work. The board views this balance as insufficient to commit to further repairs, as it would leave the library without the ability to address emergencies.

In the past, the board has not budgeted for ongoing maintenance, repair, or capital replacement. To rectify this situation, and to provide the funds necessary for immediate repairs, the board proposes a two-part solution. The library proposes to borrow 3 million dollars to fund urgently needed repairs. The library expects to be able to borrow that amount at an average fixed rate of approximately 3.5% per year, payable over 11 years. In addition the board proposes to increase our tax levy for the operation of the library by 3 cents from .1649 to .1949, which is within the amount approved by the voters in 1977. For a home with a market value of \$300,000 the impact of these two proposals would add approximately \$35 to the annual property tax bill.

To answer questions and address resident concerns, the Glen Ellyn Public Library will hold public meetings on October 5, 2009 at 2pm, October 6, 2009 at 7pm and October 10, 2009 at 2pm in the meeting room on the 1<sup>st</sup> floor of the Library, 400 Duane Street, Glen Ellyn, IL 60137. Both a Fact Sheet and a set of FAQ's regarding the necessary repairs and the funding solutions are available at the Library or on the website at [www.gepl.org](http://www.gepl.org).