

**FORT VANCOUVER REGIONAL LIBRARY DISTRICT  
Board of Trustees Public Meeting**

***May 23, 2006 Special Meeting***

**1. CALL TO ORDER**

Chair Jerry King called the meeting to order at 6:05 p.m. at Vancouver Community Library.

**2. PRESENT**

Chair Jerry King presiding. Other board members attending: Bill Yee, Jack Burkman, Karen Peterson, Elena Smith (via telephone) and Rose Smith. Staff attending included: Bruce Ziegman, Executive Director; Patty Duitman, Operations Director; Doreen Turpen, Access & Programs Director; Sue Vanlaanen, Communications Director; Melinda Chesbro, Content Management Director; Karin Ford, Vancouver Community Librarian and Becky Pettigrew, recording.

Other staff and citizens attending: Rick Smithrud, Teresa Torres, Randy Mueller, Jamie Weiss, Margaret Ellis, Kathy McDonald, Lance Killian, Steve Burdick, Nancy Miller and Jan Oliva.

**3. AGENDA**

The agenda was approved as presented.

**4. CITIZEN COMMENTS**

Lance Killian said he is here tonight to let everyone know how excited they are to assist in giving Vancouver a new world-class main library. They see it as more than just a new building, but an opportunity to raise the bar in what the library can offer as a community resource.

King thanked Killian for his interest in doing this, and noted that at the library board's retreat last month, Lance Killian and his father made a very thorough presentation on what they wanted to make available to the library. King expressed how enthusiastic library board members are about this generous offer and also said that all board members have looked over the agreement.

**5. BOND MEASURE FOR VANCOUVER'S LIBRARIES**

Ziegman said staff is very enthusiastic about the prospects for new libraries for Vancouver. He noted that there were a number of large conceptual drawings in the room that were done by two different architectural firms. Ankrom Moisan provided conceptual drawings of the new main library and Opsis Architecture provided conceptual drawings of a new east side library adjacent to Firstenburg Community Center.

Ziegman said that two previous bond measures fell just short of passing. We came really close the last time, just a few hundred votes short. He said the staff recommends placing a bond measure on the September 19, 2006 ballot for a 90,000 square foot main library at Evergreen Blvd. and C Street, a 25,000 square foot library adjacent to Firstenburg Community Center, and technology updates at the Vancouver Mall library. A major difference this time is that no funds would be used for the administrative/operations center.

He explained why he feels this is an opportune time to run another election:

- We have a wonderful new main library site. Ziegman said this new site would have underground parking. He shared something he saw just today: a woman was getting her baby and toddler out of their car in the rain in the parking lot at the current main, something that can take some time to do as they had a stroller and other gear with them. Keeping dry in our frequent rainy weather would be a great benefit of underground parking.
- By moving to the Riverwest site, the library would not need to temporarily relocate during the construction period, saving \$1-2 million. The current main library would be remodeled into an administration / operations center, a far less expensive option than acquiring a new building.
- The new library would be closer to other destinations, like restaurants, a coffee shop, shopping and a community plaza. The current library is fairly isolated and so there's minimal foot traffic. The new library would be adjacent to downtown so that it will have better foot traffic. Freeway access is still going to be quite close if you consider it's only 4 blocks away.
- Major philanthropic contributions have been made that allow us to reduce the bond amount for taxpayers. Seven million dollars has been pledged. Ziegman said that the overall project cost is \$50 million, but that has been reduced to \$43 million for the bond thanks to these contributions. Ziegman thanked the Killian family for gifting the land valued at \$2 million and said that a donor who currently wishes to remain anonymous has contributed \$5 million toward the project. The cost per thousand to taxpayers is estimated at 17.5¢ as opposed to 20¢ in last year's bond proposal. This comes to \$35 per year for a \$200,000 assessed value home.
- The Firstenburg Community Center is now open. It was not open during the last election, so the idea of a combined library/community center was more theoretical. Ziegman said the Center has had a far higher response than expected with people flocking to it. We can put up a big sign there about the proposed library and the bond, so people can consider how much of a benefit it will be to have it there.
- There will only be one library proposition on the ballot this time. After the last election, "no" voters were polled and we found that about 3% said they voted no because they were confused about the fact that there were two measures on the ballot. The proposition for creating the sub-district (the

Library Capital Facility Area) passed last time, so we only need to run the funding measure this time.

- We've established some great partnerships. The City of Vancouver is making land available adjacent to Firstenburg Community Center at no cost to the library nor the taxpayer. The Local Infrastructure Financing Tool (LIFT) measure provides the funding for the parking lot at the main library site. Ziegman explained that the LIFT bill was passed by state legislature and introduces tax increment financing to Washington for the first time. The bill identified three pilot project statewide (one each in Bellingham, Spokane and Vancouver), and the Riverwest project is the one identified for Vancouver.

King thanked Ziegman for his report.

Burkman expressed how amazing this package is. He said he was concerned with steel prices continuing to rise that the project was becoming less and less feasible. Now, thanks to members of the community that stepped forward with philanthropy, it is possible. He said he hopes voters will agree and show their support. King agreed and said this is a much better package than before.

**MOTION: Jack Burkman moved and Rose Smith seconded approval of Resolution 2006-4 regarding placing a bond measure on the September 19, 2006 ballot for Vancouver's libraries. The motion passed unanimously.**

#### **6. FVRL PARTICIPATION IN LIFT PROJECT**

Ziegman welcomed Steve Burdick, Manager of Economic Development with the City of Vancouver, who attended to show support and answer any questions about the LIFT project. Ziegman said that in a project like the new main library, underground parking is essential and is difficult to fund, so we are truly grateful to have this available. The LIFT will cover 400 parking spots, 200 of which will be assigned to the library and would provide free parking to library patrons. The revenue for the LIFT comes from a portion of the sales and property tax generated at the Riverwest property.

Ziegman explained how the LIFT would work. FVRL will need to sign an interlocal agreement with the City of Vancouver and all the other partners must also opt in. The City would then sell bonds to pay for construction of the parking lot. The partners involved (the City, the County, the Library and the Port) would dedicate a portion (not all) of the new revenue they would have otherwise received from the Riverwest project's sales and property tax toward payments on the bonds. This comes to \$38,000 per year for FVRL; Ziegman noted that this is 75% of the new revenue we would have received from Riverwest. It does not impact current revenue and has no impact on taxpayers.

Ziegman recommended board approval of Resolution 2006-5, which authorizes us to sign the interlocal agreement. Ziegman noted that the language for the interlocal agreement is still being worked on. It was agreed that Ziegman and

King would review the final language later and that Ziegman would then be authorized to sign it. Burkman noted that this is standard process.

King said that while the LIFT is new to Washington, many states have done this for years including Oregon, which has had this available for 60-70 years. King said our state took a long time to authorize it but we're glad that they've done so now. King said this is a good project and he's glad it's available. It has only been authorized for three projects in our state and everyone will be watching to see how it works out. Yee asked if each new project would have to go through legislature like the Riverwest project did, or if it might become a general law? King said that legislature could decide to do another few projects or they could choose to adopt it as a general law in the next session.

**MOTION: Bill Yee moved and Karen Peterson seconded approval of Resolution 2006-5 authorizing FVRL participation in the Local Infrastructure Financing Tool (LIFT) through an interlocal agreement with the City of Vancouver. The motion passed unanimously.**

**7. AGREEMENT REGARDING MAIN LIBRARY LOCATION**

Ziegman explained that the "Agreement to Make a Gift" provides a commitment of the property offered by the Killian family, allowing us to move forward with this site in mind. The language in the agreement says that the land will be made available to the library at no cost, as long as conditions such as winning the bond measure are met. Ziegman said that there are tremendous economic benefits in moving to this new site because there will not be a need for temporary relocation of the library during construction, and all operations and administrative functions can be consolidated into the current main library building.

King emphasized that passage of the bond is an essential part of the agreement; if the bond doesn't pass, the land is not gifted. King said we must really focus our attention, time and diligence on the bond measure over the next several months, as there is a lot of work to make this happen.

**MOTION: Karen Peterson moved and Rose Smith seconded approval of the "Agreement to Make a Gift" as presented, approving the location of a new main library at the Riverwest site located at the corner of E. Evergreen Blvd. and C Street in Vancouver. The motion passed unanimously.**

Burkman again expressed how tremendous a gift this is. King said this is making history and we've got a really strong case for this bond measure.

Ziegman acknowledged others in the audience who will be involved in the project:

- Campaign co-chair Jan Oliva. Ziegman shared that the other two co-chairs (who were unable to attend the meeting tonight) are Ron Hart and Val Ogden.

- Campaign manager Kathy McDonald and her staff, Randy Mueller and Jamie Weiss. Ziegman said all three are local people and have worked on local campaigns.
- Campaign treasurer Nancy Miller.

R. Smith and Peterson expressed their gratitude for the donor that gave \$5 million to the project. Board members agreed that this is truly a wonderful gift.

**8. ADJOURNMENT**

The meeting adjourned at 6:42 p.m.

***These minutes were approved at the June 19, 2006 board meeting.***