

AGENDA

Henika District Library
Building & Grounds Committee Meeting
April 19th, 2023 at 1pm

- I. **Call to Order**
 - A. Members Present:
 - B. Members Absent:
 - C. Staff Present:
 - D. Guests:

- II. **Approval of Agenda**

- III. **Community Opportunity to Address the Committee**

- IV. **Approval of Meeting Minutes**
 - A. February 2023 Building & Grounds Committee Minutes

- V. **Mike Myers - *Triangle***

- VI. **Unfinished Business**
 - A. Follow-Up on Gary's Proposal

- VII. **New Business**
 - A. Planning Discussion

- VIII. **Around the Table**

- IX. **Adjournment**

MINUTES

Henika District Library
Building & Grounds Committee Meeting
March 13th, 2023 at 4pm

I. Call to Order- 4:10pm

Motion by Fryling; Second by Byville

- A. Members Present: Tami Fryling, Suzy Byville
- B. Members Absent: Gary Marsh
- C. Staff Present: Cierra Bakovka
- D. Guests: Meghan Augustin (ex officio)

II. Approval of Agenda

Motion by Augustin; Second by Fryling

III. Community Opportunity to Address the Committee- *none present*

IV. Approval of Meeting Minutes

- A. February 2023 Building & Grounds Committee Minutes
Motion by Augustin; Second by Fryling

V. Unfinished Business

- A. Building Wants vs Needs List- *updated*

VI. New Business

- A. Gary's Proposal- *discussed; needs more info, pro/con list, Marsh to research; discussion to be continued*
- B. Invite Consultant- *Bakovka will invite Triangle consultant for feedback on building ideas*

VII. Around the Table

- *Augustin reminded to bring calendars for next meeting
- *Fryling has finance questions, will discuss further with Marsh and Bakovka
- *Byville will step down as chair, but remain on the committee
- *Bakovka wondered about researching a permanent fix for the elevator, but it was decided to hold this off for now until discussing with the consultant. She will reach out to the city for a more firm answer on acquiring the neighboring parking lot as we look towards construction.

VIII. Adjournment- 5:48pm

Motion by Augustin; Second by Fryling

Proposal

Metro Health Services is soon to break ground for a new expanded health care facility on West Superior Street in Wayland. This new facility will be considerably larger than their existing offices at 893 East Superior Street.

The Henika District Library at 149 South Main Street, Wayland is currently addressing a chronic shortage of space in their building to effectively and efficiently conduct library business. Plans for physically expanding the historic building are hampered by property restrictions. The library building is essentially land-locked with little room to expand.

This proposal is to investigate to possibility of acquiring the Metro Health building on East Superior Street for the purpose of moving the Henika District Library to that location.

Benefits of the new location;

- *a larger building with more usable floor space
- *one level eliminating the need for an elevator.
- *a lower level is accessible at ground level at the rear of the building
- *there is more than ample parking space for library patrons.
- *existing examination rooms are ideal "study rooms" for library use.
- *the existing office manager's office can easily be converted to a library director's office.
- *the East Superior Street location is within walking distance of Steeby School, Wayland Middle School and Wayland High School.
- *the Metro Health building is a contemporary building with up-to-date code requirements and modern building materials assuring more cost effective maintenance.
- *regardless of any expansion of the old Henika Library building the property will always be land-locked.
- *Purchasing an existing suitable building will be more economical than new construction and will be functional sooner than new construction.

I would encourage contacting Metro Health or the owner of the building (probably Mike DeWeerd) to discuss the possibility of Henika District Library purchasing the Metro Health building..





Re: Planning Committee Packet

From : Tami Fryling <livethesimplelife@gmail.com>

Thu, Mar 16, 2023 12:45 PM

Subject : Re: Planning Committee Packet **To :** AW Cierra Bakovka <waycb@llcoop.org>

I've been doing some investigating on the medical building we are inquiring about. Thought you might like to know. It sits on 2.03 acres of land. The taxable value is about \$600,000 (in 2019). The annual taxes are over \$36,000 (24,000 for summer and 12,500 for winter in 2022). It is listed as owned by a company out of New York named Broadstone Real Estate LLC.

On Thu, Sep 1, 2022 at 12:53 PM AW Cierra Bakovka <waycb@llcoop.org> wrote:

Hi all,

I have attached the packet for our planning committee meeting on Wednesday, September 7th at 10:30am. Have a great labor day weekend!

Cierra Bakovka, MLIS

Director

Henika District Library

149 South Main St.
Wayland, MI 49348
269-792-2891 ext. 309

waycb@llcoop.org

Cierra:

I've talked to Jennifer and the City would be open to discussions on this proposal. Let me know what you would like the next steps to be. Whether that is a meeting with us or us attending one of your Board meetings.

Josh Eggleston
City of Wayland

From: AW Cierra Bakovka <waycb@llcoop.org>

Sent: Tuesday, March 14, 2023 2:30 PM

To: Jennifer Antel <jantel@cityofwayland.org>; Joshua Eggleston <jeggleston@cityofwayland.org>

Subject: Parking Lot Next to Library

Hello!

Our library board is investigating the possibility of expanding our building and wanted me to reach out and see if the library purchasing the parking lot next to the building is a possibility and what it would look like. The general idea would be to expand into the lot a bit and then shift parking into what is currently greenspace. We are not committed to any plan at this point, but are exploring ideas. Thank you!

Cierra Bakovka, MLIS

She/Her

Director

Henika District Library

149 South Main St.
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Building Wants VS Needs List - DRAFT

NEEDS

WANTS

Study Rooms

Director Office

Program/Community Room

Computer Lab

More room for parking

Youth & Adult Desks

Access/Egress

Kitchenette

More accessible elevator

Staff Break Room

Clean Server Room

Staff Bathroom

Separate Kids/Teen Area

Drop Box into Building

Storage Space

Janitor Closet

Drinking Fountains

Makerspace

At least 12,000 sqft

Reading Room

General Computer Area

Outdoor Space