

# Should the Town of Mendon purchase St. Michael's Church for the Taft Public Library?

ATTEND SPECIAL TOWN MEETING ON JUNE 26 at 7:00 PM

## Why invest in a library AT ALL??

To Support <b><u>INCREASING</u></b> Demand	<ul style="list-style-type: none"> <li>Libraries are in more demand than ever. Visits to the Taft Library increased by 107% from 2006-2010.</li> <li>Last year, over 3,400 children and adults participated in 146 programs. 40+% of residents have library cards.</li> </ul>
"Why have a library building when we have the Internet now?"	<ul style="list-style-type: none"> <li>The library offers free e-books for download at home.</li> <li>The number of books borrowed and the number of visits to libraries have increased nationally and locally, <i>right along with the growth of the Internet and e-books.</i></li> </ul>
"What else does the library offer besides books?"	<ul style="list-style-type: none"> <li>Free access to computers, the Internet, and space for adults to meet and work.</li> <li><b>Saves everyone money</b> by providing free e-books, video games, DVDs, CDs, magazines, newspapers.</li> <li>Dozens of programs - from children's story times to individual tutorials on how to use the Internet, as well as providing print and e-books, digital databases, etc.</li> <li>It turns people into readers and thinkers with a love for learning, beginning at a young age and continuing throughout their lives.</li> </ul>

## Why do we need a new building? *Our current building lacks:*

Space for Programming	<ul style="list-style-type: none"> <li>Many programs are held off-site or must be declined.</li> <li>Children's programs are now held <i>in the aisles</i>.</li> <li>No outdoor space for children's programming.</li> </ul>
Space for Books, Movies, Music, Periodicals	<ul style="list-style-type: none"> <li>Some books now stored in the old Fire Station.</li> <li>Children cannot reach many of the bookshelves.</li> </ul>
Space for Quiet Study	<ul style="list-style-type: none"> <li>Young adults especially need quiet study space.</li> </ul>
Space for Computer Use	<ul style="list-style-type: none"> <li>An increasingly popular service is currently available to just a few patrons.</li> </ul>

<b>Space for Meeting and Events</b>	<ul style="list-style-type: none"> <li>• Needed for book clubs, community groups or events, presentations, students, staff, trustees.</li> </ul>
<b>Space for Staff</b>	<ul style="list-style-type: none"> <li>• All staff share one tiny office with no work table.</li> <li>• Overcrowded office also serves as supply closet.</li> </ul>
<b>ADA Compliance</b>	<ul style="list-style-type: none"> <li>• Many of our seniors and disabled neighbors cannot get into the building or access both levels once inside.</li> <li>• One small, inaccessible bathroom in the entire building.</li> <li>• Current building cannot be brought within code.</li> </ul>

## What will it cost?

<b>What is the purchase price?</b>	\$360,000. That's \$13/ yr for the average home.
<b>What is the cost of renovation?</b>	A maximum of \$1,700,000 that will be reduced with grants and collaborations with community partners. That's a maximum of \$59/yr for the average home. More information to follow.
<b>How is it to be funded?</b>	A 20-year debt exclusion. This is not a permanent tax increase.
<b>What is the size of the new space?</b>	6,000 square feet. Our current building has 2,000 square feet.
<b>Won't this mean an increase in operating costs?</b>	Only for utilities, maintenance and plowing – a small portion of the budget. Staffing will not increase.
<b>Why can't we get funding from the MA Library Board of Commissioners (MLBC)?</b>	We might get funding after going through a long process with a waiting list. The library would be much larger, and the cost to taxpayers would still be higher.
<b>What would it cost to build a new library on land the town owns?</b>	\$4 million for a building similar in size to St. Michael's Church.

## Why now?

<b>"Opportunity Only Knocks Once"</b>	<ul style="list-style-type: none"> <li>• Rarely does a suitable building become available.</li> <li>• Building must be acquired now to capture the opportunity.</li> </ul>
<b>Benefits of Current Economy</b>	<ul style="list-style-type: none"> <li>• Low cost of real estate (orig. price was ~ \$800K)</li> <li>• Design, construction and borrowing costs are low now.</li> <li>• Smaller investment with lasting benefits for everyone.</li> </ul>
<b>Qualities of the Property</b>	<ul style="list-style-type: none"> <li>• Close to center of town and 2 schools.</li> <li>• Plenty of parking spaces.</li> <li>• Plenty of space for outdoor programming.</li> <li>• Good condition – new roof, septic.</li> <li>• Nothing else in town fits the bill.</li> </ul>

*Send questions, comments, and concerns to: [TaftTrustees@gmail.com](mailto:TaftTrustees@gmail.com)*