

AGENDA

Henika District Library
Building & Grounds Committee Meeting
May 17th, 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. April 2023 Building & Grounds Committee Minutes

- V. Unfinished Business**
 - A. Reflection on Triangle's Presentation
 - B. Follow-Up on Gary's Proposal
 - C. Follow-Up on Parking Lot
 - D. Planning Discussion

- VI. New Business**

- VII. Around the Table**

- VIII. Adjournment**

Minutes from Building and Grounds Committee Meeting

April 19th, 2022

Committee Present: Gary Marsh, Cierra Bakovka (Library Director), Meghan Augustin (ex officio), Tami Fryling, and Suzy Byville

Guests: Mike Myers and Bethany Stover from TRIANGLE

Meeting Called to Order at 1:02pm

Approval of Agenda: Motioned by Augustin, seconded by Fryling

Approval of Minutes: Motioned by Augustin, seconded by Marsh

Guest Speakers Mike and /Bethany from TRIANGLE:

Update given to guests about current situation and need for expanded space and the committee inquired about the general expansion vs moving buildings procedures. Tour given to TRIANGLE by Bakovka prior to meeting. TRIANGLE has experience working on historical buildings. They reviewed our Needs/Wants list.

Options still on the table: 1. Buy parking lot from City and expand over into second lot; including attaching onto current building

- a. Check with city on buying parking lot
- b. Check zoning/ordinances
3. Buy new building
4. Buy new land and build on it.

Committee invited guests to stay for remainder of meeting

VI. UNFINISHED BUSINESS:

- A. Follow-up on Gary's proposal: Motioned by Augustin, seconded by Byville
 1. Marsh gave update on what he knows about Metro building. Received response from Dr. DeWeerd who said he doesn't own the building. Marsh contacted the City. They suggested we contact CEO/Peter Kuhn at U of M.
 2. Fryling discovered Broadstone Real estate owns building from Allegan County Parcel map
 3. Features about Metro building discussed
 4. Marsh suggests we contact the owners on record. Committee agreed pending review of letter drafted by Marsh

VII. New Business

- A. Planning Discussion: Motioned by Augustin, seconded by Fryling
 1. Bakovka reached out to City of Wayland about buying the parking lot. Was told the committee needs to give them an offer. Bakovka to ask City to come to committee meeting vs 2 representatives from committee going to discuss at their site.

Around the table:

Fryling – The building process is difficult and we need to remember to be patient with ourselves and take credit for all the hard work.

Marsh – Would like a more professional meeting. Suggesting members do not eat when guests are present and do not interrupt each other.

Bakovka – Grateful for our guests

Augustin – Thankful for our guests.

TRIANGLE: appreciative of our level of preparation and ability to plan. Will be glad to help us with plans for any/all building projects.

Adjourn: Motioned by Augustin, seconded by Fryling

Meeting adjourned at 2:43

Henika District Library
149 South Main Street
Wayland, Michigan 49348
May 10, 2023

BROADSTONE NET LEASE INC.
Broadstreet Real Estate L.L.C.
800 Clinton Square
Rochester, N.Y. 14604

Dear Sir,

I am writing to you on behalf of the building committee of the Henika District library in Wayland, Michigan.

Wayland is a small, but growing, rural town in west Michigan where the Henika District Library, built in 1898, is our town library. We are currently addressing a chronic shortage of space to effectively and efficiently conduct library business from our building. Plans for physically expanding this historic building are hampered by property restrictions. The University of Michigan Healthcare West currently occupies a building at 893 West Superior Street in Wayland for which Broadstreet Real Estate L.L.C. is the owner of record. The University Healthcare System is building a much larger, comprehensive facility a short distance away to consolidate all healthcare services at the new location. Therefore, the Henika District Library Board of Directors would like to discuss with you the possibility of purchasing the property at 893 West Superior Street for the purpose of relocating our library there.

Sincerely,

Photos enclosed

Re: [EXT] Parking Lot Next to Library

From : Joshua M. Eggleston <jeggleston@cityofwayland.org> Thu, May 11, 2023 12:10 AM
Subject : Re: [EXT] Parking Lot Next to Library 
To : AW Cierra Bakovka <waycb@llcoop.org>  2 attachments
Cc : Jennifer Antel <jantel@cityofwayland.org>

Cierra:

I talked with Mayor Antel and our position is the property doesn't hold any long term strategic purpose. We would entertain a property transfer for a minimal sales price (\$1.00). This would still need to be approved by the full Council. This would obviously have a few other terms to consider such as the understanding would be it would be "as is" and the City wouldn't expect to retain any maintenance costs. Also any of the transaction costs and attorney fees would be covered by the library, etc.

Josh Eggleston
City of Wayland

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From: AW Cierra Bakovka <waycb@llcoop.org>
Sent: Wednesday, May 10, 2023 11:19:46 AM
To: Joshua M. Eggleston <jeggleston@cityofwayland.org>
Cc: Jennifer Antel <jantel@cityofwayland.org>
Subject: Re: [EXT] Parking Lot Next to Library

Hi Josh,

We are okay with phone, but mainly we would like to gather more insight from yourself and Mayor Antel about what sort of pricing you would expect for the lot. Would you be able to relay that sort of information via phone at that date or would you prefer to schedule farther out? Thank you.

Cierra Bakovka, MLIS

She/Her

Director

Henika District Library

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

waycb@llcoop.org