

## Town Hall Meeting Minutes – 9/19/18

Village Manager Michael Hall presented information regarding the revenue issues versus capital issues as well as the levy limits imposed on the village. The library is currently relying on money from their fund balance which will run out by 2023 if another revenue source is not determined. The option the library has include is either to close the library and join another library, cut hours, or create a mixed used option and lease space. The board has decided that they do not want to close the library as well as cut hours. In order to create a mixed used option, we would have to relocate the library to a larger facility. Village staff has looked outside the box to find creative options that might provide the library with a solid revenue stream to provide better a more stable future for the library. The location that the village is presenting is 4301 W. River Lane. This building is about 30,000 square feet and will include a drop off/pick up drive through as well as current tenants of the Armed Forces Recruiting offices who pay \$100,000 per year lease.

### **Q & A**

#### **What will happen to the current library building?**

The Village would exchange the library for the Brown Deer School District's Algonquin property. The school district would use it as an administration building and the village would sell the Algonquin property to developers to create single family homes.

#### **Could other municipalities join our library?**

It is possible, but it's up to the individual municipalities. All cities, villages, or towns are required to either have a library or pay in to a library. Currently in the North Shore, there are three locations that don't have their own library (Fox Point, Bayside, & River Hills) who are all part of the North Shore Library.

#### **Would it be better to eliminate the expenses of owning a building by leasing a building?**

If we were to lease a building, it would cost about \$150,000 a year and would not provide the additional revenue source.

#### **Are all these proposals online?**

Yes, the only thing that is not online is the potential purchase of the building at 4301 W. River Lane. This will be updated as soon as negotiations are finalized.

<http://www.browndeerwi.org/wp-content/uploads/2018/07/Brown-Deer-Library-Presentation-June-2018.pdf>

#### **Why can't we raise the levy?**

The levy was frozen by the state in 2010 and there are only two ways to raise the levy. One is by debt and the other is by the new value of new construction from the previous year.

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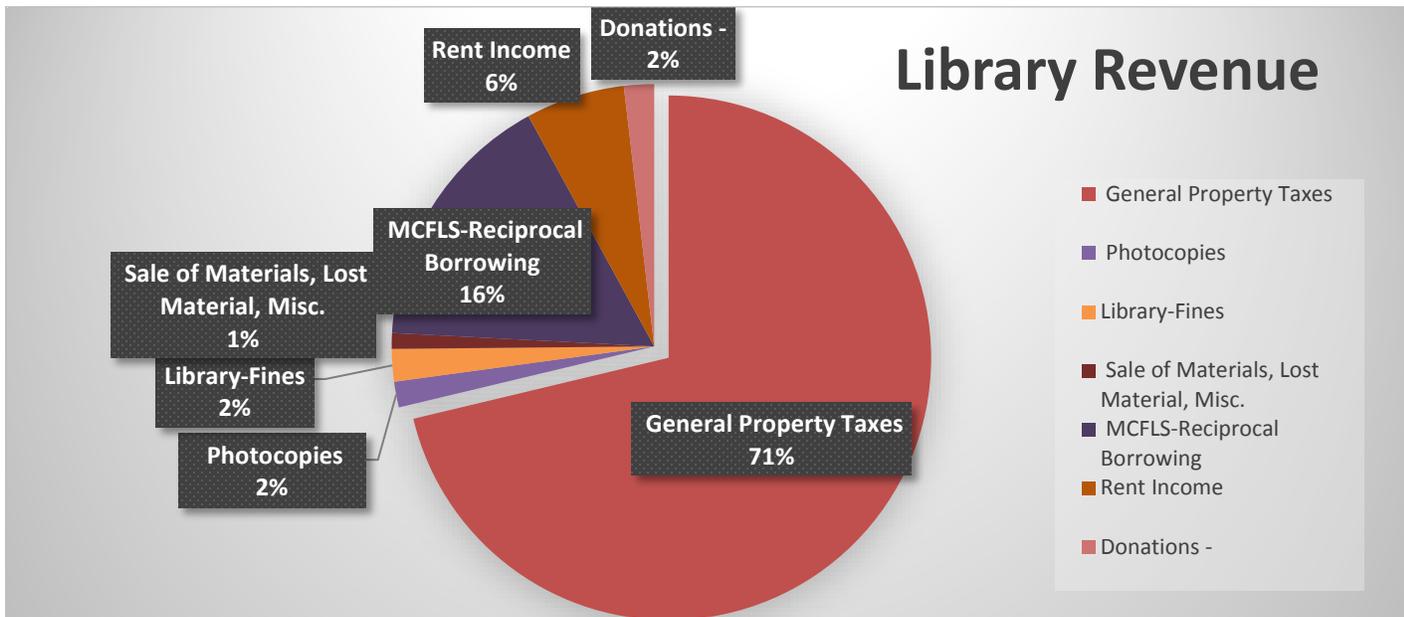
### Will the construction at 4301 W. River Lane count as net new construction?

No. It only counts if it is a new building or an external addition built by a taxing entity.

### Did the Mill Road Library effect our library?

It is hard to say at this time, we will have a better picture once the library is open.

### What are the revenue sources for the library?



### Why doesn't the Village have a Referendum?

Having a referendum would not help the library increase their revenue. A municipality may hold a referendum to exceed the levy limits only after it learns what its allowable levy increase is from the Department of Revenue. Upon receiving permission from the state and what percentage is allowed by the state then the Board must adopt a resolution. This resolution must list the amount of increase in the levy beyond the amount that is allowed and stating whether the proposed increase is for the next levy only or if it will apply on an ongoing basis. The resolution must also specify the purpose of the levy increase. The resolution must then be submitted to the electors for a vote. The Village Board has never had a referendum in the history of Brown Deer and does not want to continually turn to referendum to solve revenue issues. The Board asked staff to find an alternative way to solve the problems at the library. In addition, there is no guarantee a levy increase would pass considering only 31 communities in 12 years have been successful. Staff was not given direction to look into the referendum. The direction was to find an alternative way to fund the library.