

**BROOKLYN TOWN LIBRARY ASSOCIATION
PRESENTATION TO BOARD OF SELECTMEN
APRIL 25, 2024**

The Brooklyn Town Library Association has reactivated its New Library Facility Committee to investigate the idea of going forward with a new library on its own.

As you know we recently turned down an offer from developer Steve Townsend to have a library facility in his approved development behind CVS on Rt. 6. The library would have had to rent the building, or do a rent to own situation. Even if many years out we did eventually own the building, it would have meant paying land rent forever.

We are thinking that the town might be willing to take over control of the library as a library commission. We would need an answer by end of summer. We would have to dissolve the library association (a 501 c 3 non-profit). This would be voted on at an annual meeting of the BTLA in November. Mortlake Fire Company has right of first refusal to purchase the building as per conditions in a legal agreement when they bought the parking lot. We have had a market analysis done to determine an asking price which came in at \$289,900.

We were wondering about the availability of town-owned land we could put a new facility on? The parcel we had previously planned to put a building on many years ago is still vacant.

We were wondering about the possibility of putting an addition onto the Clifford B. Green Center for a library. Another possibility could be The Community Center with the construction of an addition for the library's book collection.

We currently have a 2,300 sq. ft. facility. We could make do with a 6,000 sq. ft one. CT State Library grant requirements dictate the size you must have to allow for library needs 10 years into the future. Using their Library Planning Space Worksheet, we would have to build a 10,038 sq. ft. building. If we build a smaller library, we cannot apply for CT State Library Grant.

(OVER)

CT State Library Grants are now up to \$2million with matching funds from the town. **Would the town be willing to match up to \$2million?**

Fully Finished building Size	Approximate Cost per Sq. Foot	Total Cost
6,000 sq. ft.	\$350	\$2,100,000
6,000 sq. ft.	\$400	\$2,400,000
10,000 sq. ft.	\$350	\$3,500,000
10,000 sq. ft.	\$400	\$4,000,000

Square Footage of other libraries: Killingly 15,000 Thompson 16,000
Putnam 12,000 Pomfret (when latest addition is done) just over 4,000

If Brooklyn had no library, the town would have to designate another library to become the library for its townspeople. That would involve paying a per capita fee (based on population) to use the designated library, based on that library's operating costs.