PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM SUMMARY Agenda Item#

Meeting Date: July 11, 2023	[ ] Consent [ ] Ordinance	[ X ] Regular [ ] Public Hearing	
Department: Submitted By:	County Library/Administration		
Submitted For:	County Library/Administration		

## I. EXECUTIVE BRIEF

#### Motion & Title: Staff recommends motion to:

- A) approve the material terms and conditions for the establishment and operation of a new branch of the Palm Beach County Library System in the Town of Hypoluxo (Town) to support the ongoing coverage and operations of library services within the Library Taxing District; and
- **B)** authorize Staff to negotiate the acquisition from the Town of an approximately 0.36-acre parcel of land (improved with a one-story 3,510sq. ft. building) located at 7200 S Federal Highway ("Property"), for the establishment of the new library branch.

Summary: In November 2022, the Town of Hypoluxo completed the purchase of an approximately 3,510 sq. ft. building for the purpose of renovating the same into a library. At the time, appraisals initiated by the Town established a market value for the Property of \$1,625,000. County staff has engaged in exploratory talks with the Town of Hypoluxo to transform this location into a new branch of the County Library System. A facility in this location would fill a service gap in the Library District as the nearest existing County library branch is over five miles away. The new Hypoluxo branch would operate as a satellite location of the existing Lantana Road branch. The material terms and conditions recommended for this initiative are included as Attachment 1 to this agenda item. Under the proposed approach, the County would acquire the Property at a purchase price of \$1,625,000 and bear all costs for capital improvements (estimated at \$3,000,000). The cost of equipping the new branch is estimated at \$440,000 and the estimated annual operating cost, which includes additional FTE positions, is \$435,000. In the current budget, the Library District has the necessary Ad Valorem funds "for acquisition and Improvements" for this project available in its capital funds. If negotiations prove successful, staff will bring back at a later time for Board's approval an agreement providing for the purchase and sale of the property and all related terms and conditions for the operation of the new Hypoluxo branch library. Countywide/District 4 (AH)

**Background and Justification:** The Palm Beach County Library System has 2.0 million items in its collection. There are currently seventeen library locations spread across the Library District, with outreach services provided centrally through an Annex support facility and a Bookmobile. An eighteenth location is under construction in West Boynton with an anticipated opening in late spring of 2024. The Library System annually hosts over 4,000 different classes, seminars, and events for the public, including story times for children, author talks, small business presentations, and musical performances. The Library System has received numerous awards for exceptional and innovative service to our residents.

Well-maintained library facilities are key elements for strong, safe, family-friendly communities. Libraries enhance property values, contribute economic value to the community, and support the local schools and colleges.

Attachments:

1.	Summary of M	laterial Terr	ns and Conditions			
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Recon	mended By:	Þ	w		(Douglas Crane) 6.	29.23
Departn	nent Director	$\mathcal{V}$		Date		
	ved By: nt County Admin	<u>]</u> istrator	fgen	Date	(Todd Bonlarron)	7/7/13

## II. FISCAL IMPACT ANALYSIS

## A. Five Year Summary of Fiscal Impact:

Fiscal Years	20 <u>23</u>	20 <u>24</u>	20 <u>25</u>	20 <u>26</u>	20 <u>27</u>
Capital Expenditures Operating Costs External Revenues Program Income (County) In-Kind Match (County)	<u>\$1,625,000</u> 	<u>\$3,000,000</u> 0 0 0 0	0 \$435,000 0 0 0	0 \$435,000 0 0 0	0 _\$435,000 0 0
NET FISCAL IMPACT # ADDITIONAL FTE	<u>\$1,625.000*</u>	\$3,000,000	<u>\$435.000</u>	\$435.000	\$435.000
POSITIONS (Cumulative)	0	3	0	0	0
Is Item Included in Current Bud Budget Account No.:	lget? Fund_	Dept_	Yes_ Unit_	No <u>)</u> Obje	

Does this item include the use of federal funds? Yes No X

#### B. Recommended Sources of Funds/Summary of Fiscal Impact:

Source: Ad Valorem Tax

Impact: \* No fiscal impact at this time. A budget transfer for the purchase price will be completed with a future agenda item for the purchase.

## C. Departmental Fiscal Review:

(Director, Library Finance and Facilities)

#### III. REVIEW COMMENTS:

A. OFMB Fiscal and/or Contract Dev. And Control Comments:

713122 6 36/2023 12 Contract Dev. And Control HA. OFMB MD 6/30 Legal Sufficiency: В.

A 7/5/23 Assistant Count

C. Other Department Review: som chigal le Department/Director (FDØ

This summary is not to be used as a basis for payment.

## Attachment 1

# **Summary of Material Terms and Conditions**

Торіс	Term/Condition
Property	The County to acquire the Town-owned real estate located at 7200 S Federal Highway, Hypoluxo (PCN: 26-43-45-10-10-002-0050).
	The Town to retain the right of first refusal if the County decides to discontinue library services on the property.
Purchase Price	\$1,625,000
Capital Improvements	The County to bear all costs for the design, permitting and renovation of the property into a new library branch as per County standards. The estimated cost to renovate the facility is \$3,000,000.
Estimated Equipping Cost (including opening day collection)	\$440,000
Hours of Operation	48 hours per week Monday-Saturday
Estimated Annual Operating Cost	\$500,000
	The County to bear all operating costs.

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