

Kidder Building Update

Town Meeting Feb. 25, 2019

Presentation Outline

- ✓ Kidder Background
- ✓ Kidder Usage
- ✓ Communication/Process
- ✓ Conclusion
- ✓ Next Steps
- ✓ Library Expenditures

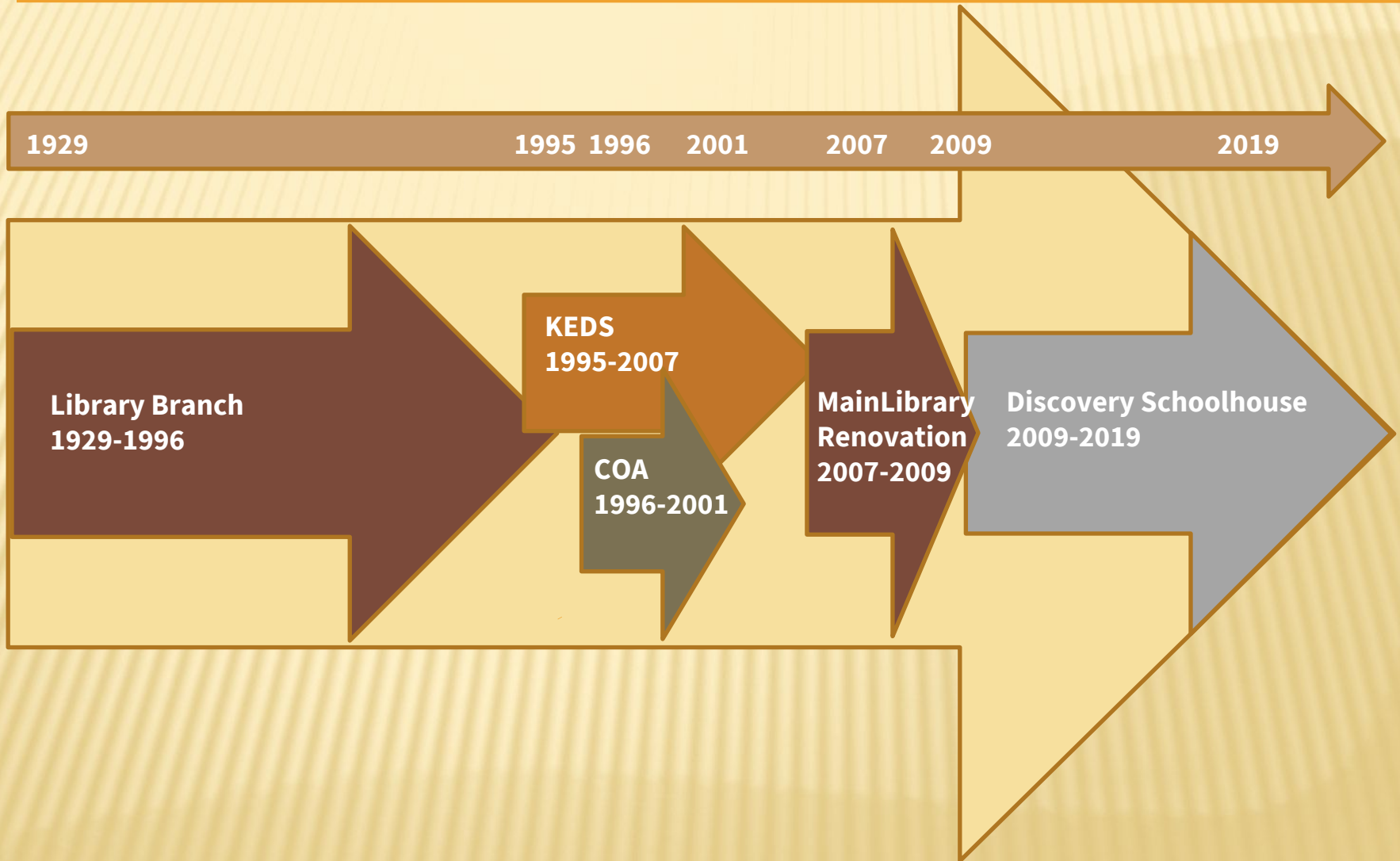
Kidder Background

- ✓ Nathaniel Kidder bequeathed the Kidder Building to the inhabitants of Town of Milton in deed July 13, 1928. The deed provides that the property be held in trust by the Library Trustees for the purposes below:
 - + Building to be used as a Library
 - + Building can be rented/leased and rental funds used for proper Library purposes
 - + Building can be sold; proceeds to be invested and income to be used for proper Library purposes

- ✓ Library built 1929 on 101 Blue Hill Parkway on parcel of .54 acres and ~4,000 sq ft

- ✓ Property is zoned residential (Section III A and B) - residential OR educational purposes on land owned or leased...by non-profit education corporation OR charitable or philanthropic use

Kidder Usage



Communication/Process initiated November 2014

- ✓ Trustees commenced a multi-year project to determine a strategic vision for the Kidder that fulfilled the purpose set out in the gift/will of Nathaniel Kidder
- ✓ Trustees obtained support of Town Counsel to provide details/interpretation of the gift and any state regulations we are bound to follow depending on our final vision
- ✓ Notified Discovery Schoolhouse in Feb 2015 of our plans to develop a strategic vision which could end in future sale of property
- ✓ Developed a 3 year timeline outlining steps, objectives and process to develop and implement this vision
- ✓ Communicated timeline with Town Boards (Select Board, Master Planning Board) and Town Administrator

Communication/Process

- ✓ Requested Planning Board member to participate in process as needed
- ✓ Researched estimate to renovate and operate Kidder for Branch Library use
- ✓ Engaged town departments in researching potential usages and interest in Kidder either for rent or purchase
 - Select Board, Town Administrator
 - Planning Board, Master Plan Committee
 - Parks Department
 - School Department
 - Town Planner, Building Commissioner
 - Town Historical Committee

Communication/Process

- ✓ Held many public forums to solicit input and keep community apprised on development of vision
- ✓ Held public open house and conducted numerous tours of Kidder
- ✓ Conducted many meetings and communications with potential groups interested in using Kidder
 - Teen Center - Park Department, Milton Substance Abuse Prevention Coalition
 - Preschool - Milton School Committee
 - Milton Food Pantry
 - Affordable Housing - Milton Affordable Housing Committee
 - Discovery Schoolhouse Director and Board of Directors
 - Community Baptist Church
 - Commercial/office space - MATV, Milton Hospital

Conclusion - Trustees vote to sell February 2018

- ✓ The current use of Kidder is not fulfilling the terms of the generous gift from Nathaniel Kidder, i.e. provide Library Benefit
- ✓ The property does not further the Library's mission or Long Range Strategic Plan
- ✓ Support, maintenance and oversight of the building divert Library and Town resources from their primary responsibilities. More resources will be needed as the building ages.
- ✓ Kidder property does not fit the needs of any town departments; Select Board & Town Administrator concurred with Trustees decision to sell Kidder
- ✓ The Trustees and Director need to remain focused on supporting the main library, which is currently understaffed

Continuation of Communication/Process

- ✓ Notified Discovery Schoolhouse of Trustee's decision (Feb. 2018) to sell
- ✓ At Discovery Schoolhouse request, Trustees extended current lease through August 2019
- ✓ Obtained Market Analysis from local Realtor ~ \$1-1.2m
- ✓ Hired Appraiser (referred by Town Planner) to provide formal appraisal ~ \$1.2M
- ✓ Submitted Article to Town Meeting
- ✓ Kidder tenant attended February Trustee meeting to request another lease extension of 6 months to allow them to participate in bid to purchase

Next Steps (if Article 2 passes)

- ✓ Gain Town Meeting approval for Trustees to transfer deed and sell the Kidder building/property

- ✓ Finalize RFP and publish per state regulations
 - + sell with 'as is' zoning
 - + purchaser must adhere to then current lease agreement with Kidder tenant
 - + selection criteria will not exclude/favor any particular entity
 - + Town may participate and respond to RFP
 - + Current users (Discovery Schoolhouse and Community Baptist Church) are interested in responding to RFP

- ✓ Library appoints sub-committee to review RFPs and submits up to 3 respondents to full Trustee Board. Board will choose 1 or choose not to sell based on respondents' proposals.

Next Steps (if Article 2 passes)

- ✓ Trustees are not required to choose highest bidder, however if they sell at a price less than appraised value, the difference and reason must be included with notice of seller to State Secretary for publication in the Central Register
- ✓ Proceeds would be held in Trust and invested. Trustees must apply the income for library purposes only.

How will Library use funds from Sale of Kidder

- ✓ Per the order of the will, the proceeds would be held in Trust and invested for the benefit of the Library
 - + Main Library parking solutions
 - + Expansion of Children services
 - + Purchase books and materials
 - + Updated HVAC system and other capital needs
 - + Offer more programs like recently created '**Herb Voigt Artist-in-Residency**'

Next Steps (if Article 2 does not pass)

- ✓ Trustees will not be able to fulfill their fiduciary responsibility as Trustees of the Nathaniel Kidder gift
- ✓ Trustees will reconvene to determine next course of action, options include
 - + issuing RFP for rental/lease of Kidder property (Town may participate and respond to RFP)
 - + extending lease to existing tenant
 - + resubmitting Article to sell at future town meeting

Library Expenditures

- ✓ **Revolving Fund:**
 - + Annual income from Kidder rental and room rental at Main library is deposited in Revolving fund
 - + Annual cap of \$25,000 on spending from Revolving fund
 - + Primary purpose is to pay for maintenance and repairs at Kidder
 - + We cannot budget/spend it on normal operating expenses so it will be available for expected annual repairs (\$6,500-14,000) and variable unexpected annual repairs (\$33,170 in 2017)
 - + There is no other operating fund to address Kidder maintenance

- ✓ **Library Trust Funds**
 - + FY19 - \$34,300
 - + FY18 - \$14,500
 - + FY17 - \$78,201
 - + FY16 - \$19,020

Thank You for Your Consideration

- ✓ Milton Library Trustees:
 - John Folcarelli, Chair
 - Kristine Hodlin, Kidder Sub-committee Chair
 - Hyacinth Crichlow, Kidder Sub-committee member
 - Sindu Meier, Kidder Sub-committee member
 - Ray Czwakiel
 - Paul Hays
 - Kari McHugh
 - Chiara Frenquellucci
 - Phil Driscoll

- ✓ Library Director, William Adamczyk