

FEASIBILITY
ANALYSIS
AND
RESOURCE
ROADMAP
REPORT
NORTH VALLEY
PUBLIC LIBRARY
Stevensville, MT

June 2024



PREPARED FOR

**North Valley Public Library Board
Funded by Kansas State University's Technical
Assistance to Brownfields Program**

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INTRODUCTION

The town of Stevensville, MT (population 2,165) is in western Montana, approximately 30 miles south of Missoula. The North Valley Public Library (NVPL, “the library,” or “the client”) has served the town of Stevensville since 1904. The library has been in its current space at 208 Main Street in downtown Stevensville since 1990 and has since outgrown the space. The existing building contains relatively small amounts of asbestos and is currently undergoing assessment by the Montana Department of Environmental Quality (MDEQ). As NVPL needs additional space, they are planning to construct a new building near their existing location leaving availability and opportunity for another storefront on Main Street.

NVPL serves Lone Rock and Stevensville school districts, which had a population in 2022 of 12,337. As of Fiscal Year (FY) 2023, there are 93,648 items in NVPL’s collection, with 73,644 items checked out. According to the 2023 annual report, NVPL received 35,287 visits throughout last year, which is almost three times the amount of people in the district. To date, NVPL has 3,722 people holding library cards, and in FY 2023 the NVPL lent 13,640 items to other libraries and received 17,517 items upon patron request, giving another reason for a larger space.

Adaapta has been selected to provide technical assistance under the Kansas State University Technical Assistance to Brownfields (KSU TAB) program for community engagement and a feasibility analysis for the construction of a new building, along with funding recommendations and a roadmap that lays out key steps in the development process.

This Community Engagement process, outcomes, and summary report was provided under separate cover. This document provides a Financial and cost Analysis as well as a Redevelopment Roadmap which will provide the options and considerations for NVPL on how to approach the development of the new library facility.

KSU TAB is an EPA-funded program. User entities receiving TAB assistance should engage

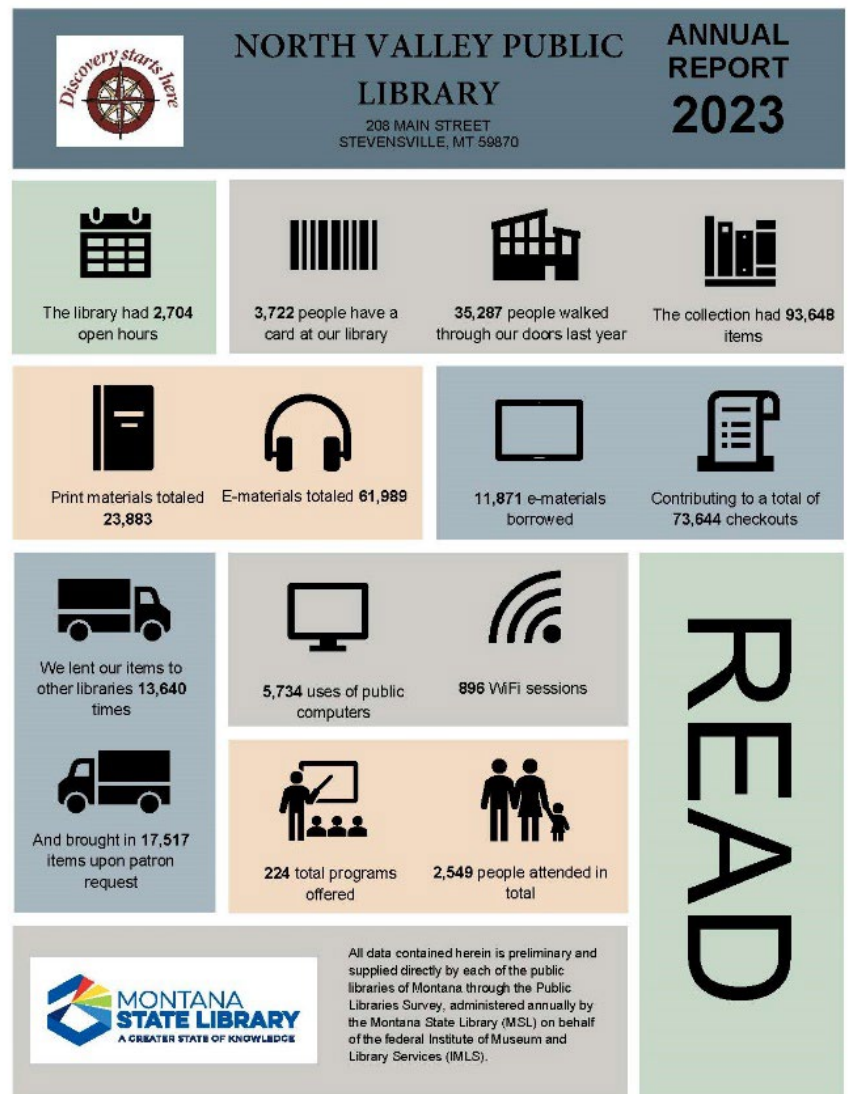


Figure 1: Library statistic infographic.

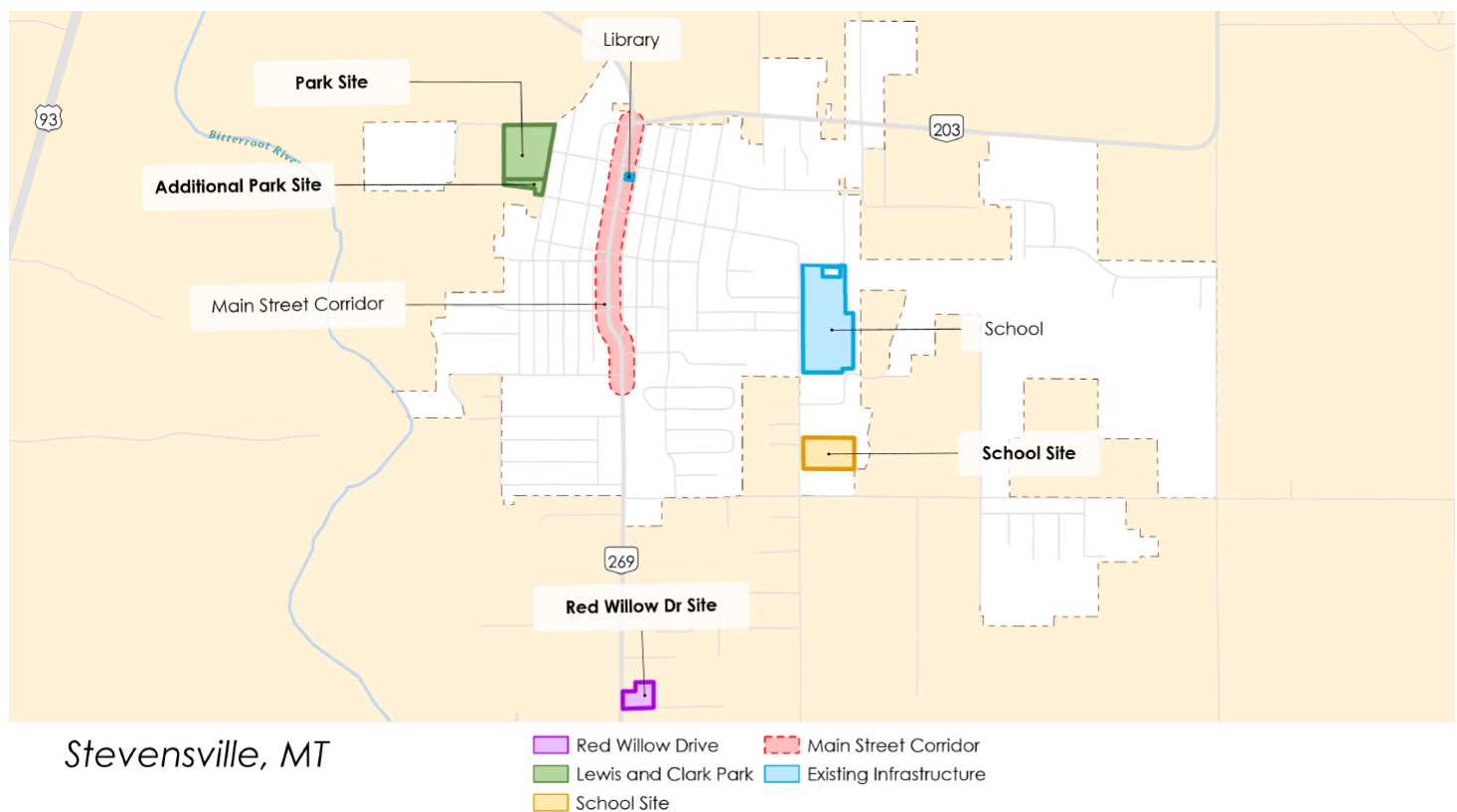
appropriate professional services prior to making final decisions, plans, or actions on brownfields redevelopment projects. No warranties are made, express or implied. The resources included in this report were selected based on information gathered at a community engagement meeting held at the NVPL in Stevensville, in October 2023 (see Community Engagement Report, April 2024), as well as research into funding sources and case studies from similar communities that have successfully revitalized their community libraries. This roadmap provides a list of resources along with a recommended prioritization strategy for meeting project goals.

As documented in the April 2024 Community Engagement Report, community input was gathered regarding two possible locations for the new library site: a site at the Lewis and Clark park, and a site near the Stevensville School Complex. Both sites were identified by the board of NVPL. Two additional sites were identified and shared with Adaapta following the engagement sessions and include a site neighboring the park and a site on Red Willow Drive. These additional location will be further discussed in this report.

Overview of Potential Sites

The current location of NVPL is 208 Main Street, Stevensville, Montana. The NVPL board of trustees gathered local data to identify four (4) potential locations for the new library.

Figure 2: Map of potential sites.



Site 1 - Park Site

The first site is located at 306 W 2nd Street (a.k.a. the Park Site) on the property formerly home to the Lewis and Clark Park softball fields. This site is three blocks from the current library location, includes enough space to accommodate parking for park patrons and library visitors, and is connected to sewer and water. The Park Site is currently owned by the Town of Stevensville and sits on 3.4 acres. The footprint of the library building and parking will

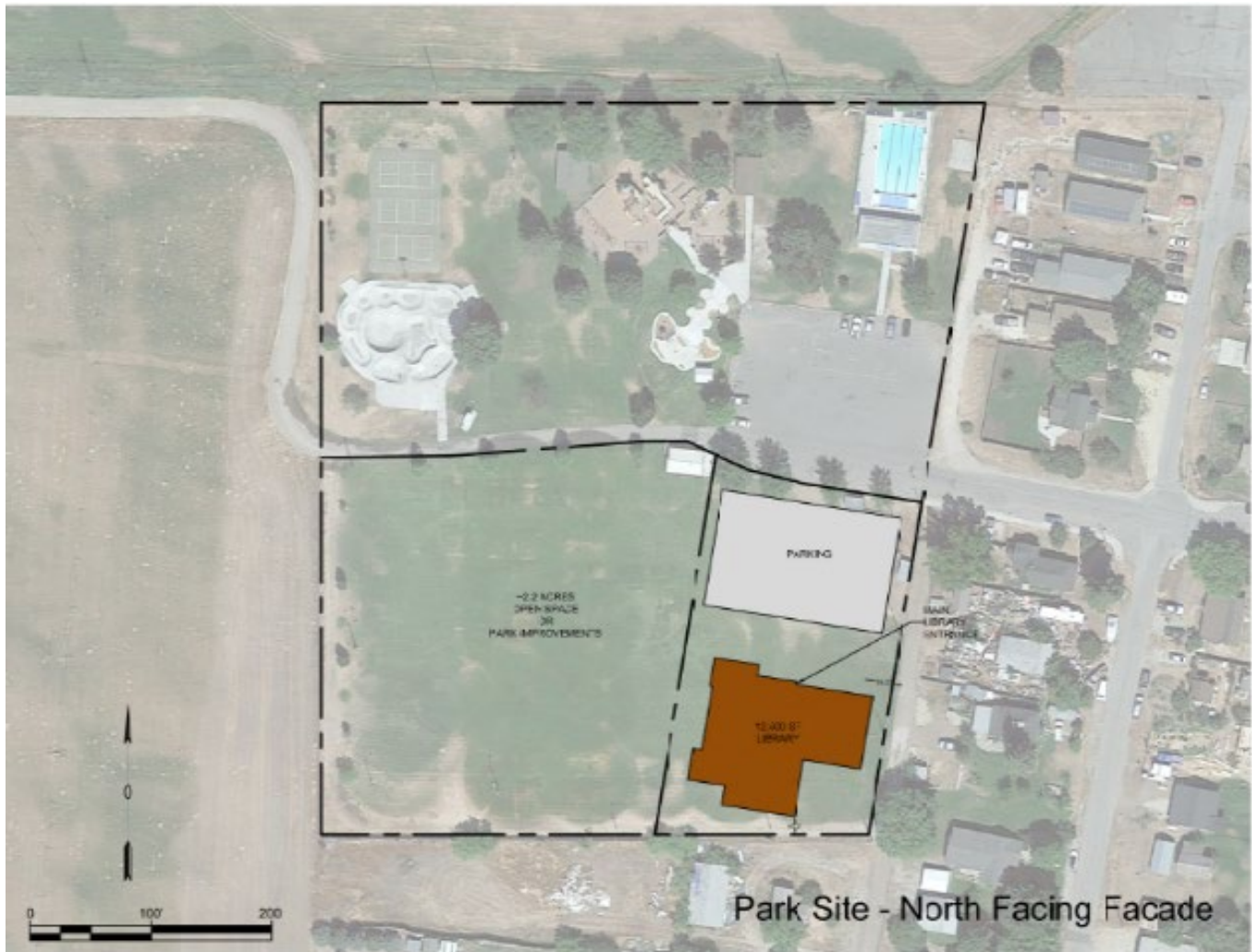


Figure 3: Park site location and conceptual site layout.

occupy approximately 1.2 acres leaving around 2.2 acres for amenities or open space for additional programming. The Park Site was presented during the community engagement process and was not preferred due to annual festivals and open space uses currently taking place at this location.

Site 2 - School Site

The second site ("the School Site") is located at 616 Park Avenue, around .8 miles south of the existing library and .1 mile south of the Stevensville public school complex. The School Site is 2.5 acres in total with around 1 acre left for amenities after the library building and parking are constructed. The School Site is currently owned by the Stevensville School District and contains a house built in 1936 that has historically been used as teacher housing. The house is currently served by a well and utilizes a septic tank for sewers. This infrastructure would likely be abandoned and upgraded with utility connections to the City water and sewer service. During the community engagement process, this site was deemed more favorable than the Park Site, yet some community members felt it was too close to the school.

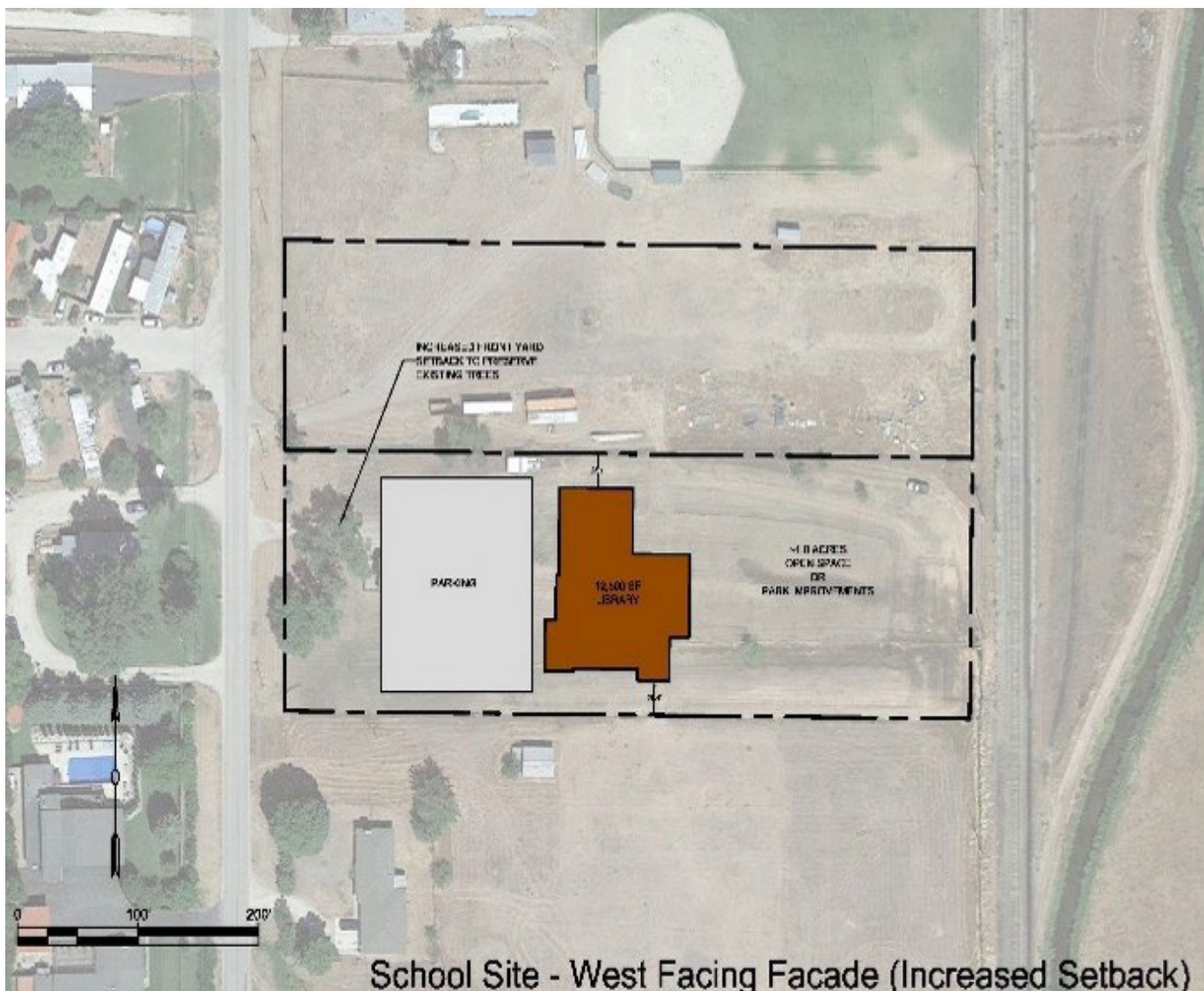


Figure 4: School site location and conceptual site layout.

Site 3 - Additional Park Site

After the community engagement process, the NVPL board received word of another potential site located near the park. This second park site, located at 213 Charlos Street, would also be close to Main Street and sites on 1.05 acres; enough to accommodate the library building and parking. The second park site has existing sewer and water from its former residential use.



Figure 5: Additional park site location and conceptual site layout.

Site 4 - Red Willow Site

The fourth potential site (a.k.a. Red Willow Site) is a currently vacant property located at 116 Red Willow Drive. Currently, there are no structures on the property. This site sits outside of the Town of Stevensville, yet inside the Stevensville and Lone Rock School Districts, which includes the NVPL service area. As the library is outside of the Town limits there is no sidewalk or bike path in place. The Red Willow Site is 1.968 acres and privately owned. The current understanding is that the property is not connected to city water nor any sewer utilities. This site has been offered the NVPL as a build to suit with mortgage as a rent-to-own scenario.

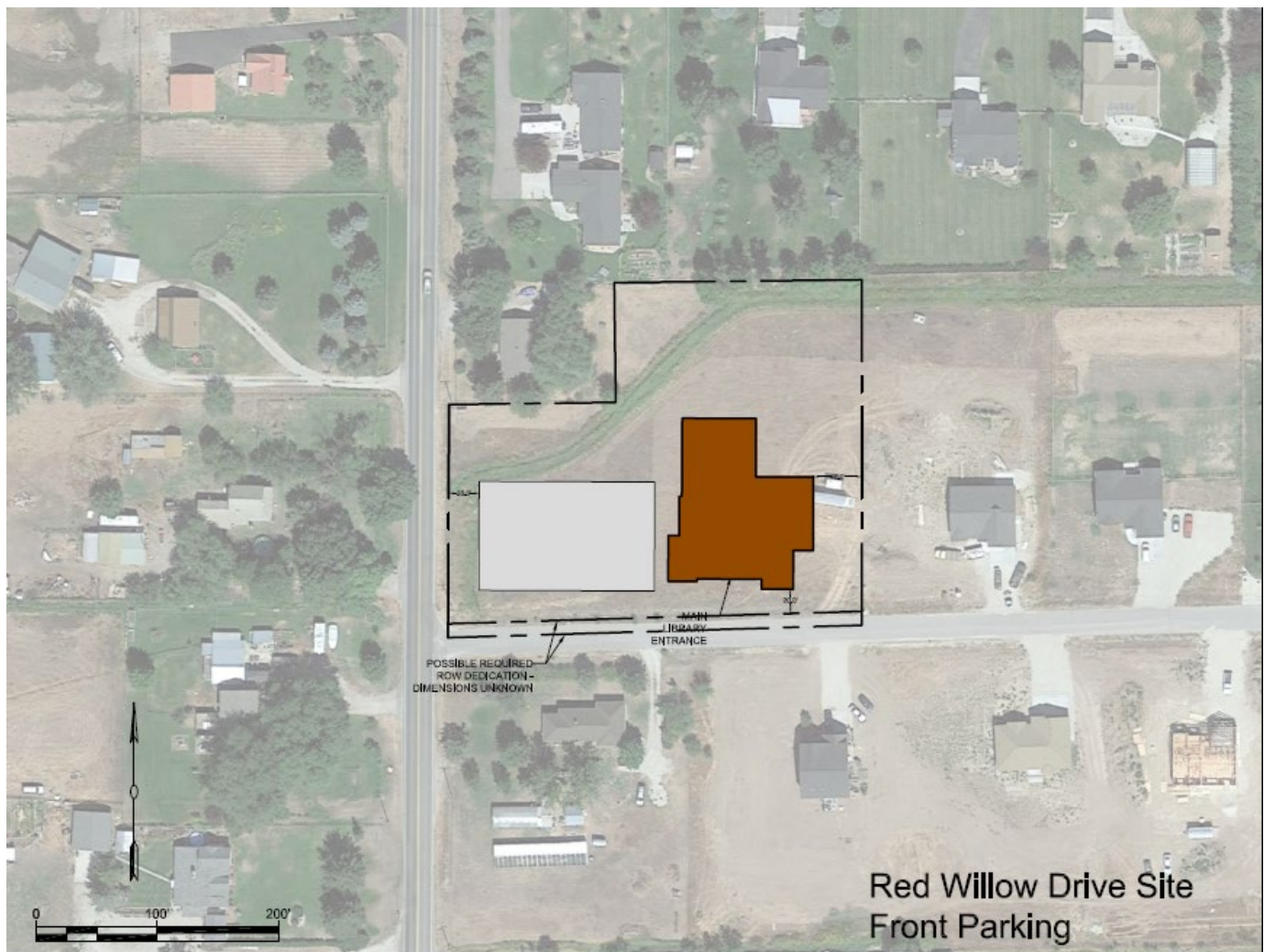


Figure 6: Red Willow site location and conceptual site layout.

FINANCIAL ANALYSIS AND SITE COMPARISON

In addition to the community input the NVPL should consider the different financial impacts, estimated costs, and potential risks involved with each site. Each of the locations above carries its own benefits and challenges.

Future of the Existing Site

The NVPL has an opportunity to decide which strategy is most beneficial to future plans for the original library site. The following options have been evaluated as part of this plan.

- Sell the property “as is.”
- Remodel the existing building and then sell the property.
- Remodel the existing building, maintain ownership, and lease the space to a new entity.

To gather insight into the local market in Stevensville, Adaapta contacted brokers and local real estate agents. Several conversations were had with Katie Ward, a local broker, developer, and landlord who was able to pull comparable properties and provide first-hand accounts of the rental market, and current construction costs. Stevensville has experienced an influx of people from larger cities including Missoula and Whitefish. Recent film and television production agencies, from shows like Yellowstone, have used the town as a hub for filming in State's Parks and the natural environment. All this had led to a healthy real estate market. With limited property available on Main Street, the current library property offers a seemingly desirable location.

During our analysis it became apparent that options 2 and 3 may not be the most suitable for the library, either due to time/staffing constraints or the NVPL's ability to legally act as a Lessor and property owner. But these options can and should be utilized to pitch the potential of the site to viable future owners of the property.

Option 1 - Sell the property “as is.”

Selling the existing site “as is” would require the least amount of investment and be the quickest way to dispose of the property. This option does carry some unknowns, in particular the cost of addressing current structural and environmental issues that may need to be factored into the purchase price. MDEQ indicated that funding may be available to assist with environmental remediation. Absent any credit to the buyer coupled with comparable property pricing research and discussions with Katie Ward, it is recommended, that the property be listed around \$700,000. This list of comparables can be found in table 1.

202-208 Main St	Stevensville	1910-1940	6815			
Address	City	Year Built	Square Feet	Sale Date	Sale Price	Adjusted Price
108 Main St	Stevensville	1960	3424	6/8/2023	\$ 699,000.00	\$ 746,146.00
107 E 3rd St	Stevensville	1910	9500	3/9/2022	\$ 950,000.00	\$ 631,500.00
4039 Us-93	Stevensville	1997	9000	2/28/2022	\$ 950,000.00	\$ 679,352.00
5477 Us-93	Florence	1940	5820	4/22/2022	\$ 727,000.00	\$ 727,000.00
204 Pinckney St	Hamilton	1926	5200	1/20/2022	\$ 625,000.00	\$ 744,111.00
178 S 2nd St	Hamilton	1946	3500	4/5/2022	\$ 360,000.00	\$ 700,974.00
		1947	6074		\$ 718,500.00	\$ 704,847.17

Table 1: Comparison of properties

Option 2 - Remodel the building and sell the property

A second option for the disposition of the current library site is to remodel the existing structure and then sell the property. This strategy carries the risk of added time, a construction loan to fund the development period, and overall developer and construction market reliability. Utilizing RS Means construction estimating software it was determined that the renovation costs for the current site would be in the range of \$45-50/SFT; a total cost of between \$350-400,000. Post remodel sale price can be determined through a variety of ways. Adaapta chose to utilize broker comparables and cap rate valuation database CoStar.

Table 2: Rental Cap Rate Valuation

Rent/SFT							
		\$ 10.00	\$ 11.00	\$ 12.00	\$ 13.00	\$ 14.00	\$ 15.00
Cap Rate	6%	\$ 1,135,833.33	\$ 1,249,416.67	\$ 1,363,000.00	\$ 1,476,583.33	\$ 1,590,166.67	\$ 1,703,750.00
	6.5%	\$ 1,048,461.54	\$ 1,153,307.69	\$ 1,258,153.85	\$ 1,363,000.00	\$ 1,467,846.15	\$ 1,572,692.31
	7.0%	\$ 973,571.43	\$ 1,070,928.57	\$ 1,168,285.71	\$ 1,265,642.86	\$ 1,363,000.00	\$ 1,460,357.14
	7.5%	\$ 908,666.67	\$ 999,533.33	\$ 1,090,400.00	\$ 1,181,266.67	\$ 1,272,133.33	\$ 1,363,000.00
	8.0%	\$ 851,875.00	\$ 937,062.50	\$ 1,022,250.00	\$ 1,107,437.50	\$ 1,192,625.00	\$ 1,277,812.50

Based on discussion with 3 local brokers calls, it was determined that the range for commercial properties, dependent on the finish of the property(e.g. flooring, lighting, kitchens, bathrooms, etc.), could range anywhere from \$150-\$170/SFT which translates to a sale price of just over \$1,000,000 up to \$1,200,000. To utilize a cap rate valuation, estimated net operating income for the space are divided by the estimated cap rate. To obtain net operating income and cap rates the database CoStar was utilized. This valuation method can be found below.

This valuation method relies highly on A. a large number of transactions taking place and B. a large number of comparables, which is lacking in Stevensville. However, CoStar research does support cap rates for this property type around 8% and rents around \$14.00/SFT. This would value the property at \$1,192,625. The actual value likely being higher given that completely renovated comparable properties are not able to be found. For the renovation and disposition of the property, it will be assumed that the sale price will be \$1,200,000.

Option 3 - Remodel and lease the building

A third option would be to completely remodel the building, maintain ownership, and lease the space. Another analysis would be needed to evaluate this option. However, to break it down for the purposes of this project one can assume, a \$13/SFT triple net lease (a lease in which all operating expenditures, property tax, insurance, etc. are paid for by the lessee) and \$1,200,000 construction price, this property would provide a 7.3% return on equity invested year over year. As with the other two options presented, a variety of distinct factors should be considered in this situation as well. Does the NVPL have the funds to hold onto this property or is its disposition key to the development of the new library? Do reliable renters exist? Does the NVPL want to maintain ownership and operation of the property? Is the NVPL legally allowed to retain ownership and act as property manager? Is Stevensville expected to experience continued growth? These questions should be further explored with local real

estate experts if the NVPL is interested in entertaining this option.

Development of New Site

In addition to the decision on how to proceed with the existing site is made, the NVPL must also choose where to construct the new facility. Information on the purchase price of the land where the new development will take place was not readily available so property acquisition costs would need to be added to the total development costs once known.

In this analysis, the costs factored in for each prospective site include:

- The cost of the vertical construction.
- The cost of any horizontal construction needed (including infrastructure and demolition of existing structures).

Construction costs for vertical development were previously estimated by the architecture firm MMW Architects. Those estimates utilized RS Means as well as their own insight into the Montana construction market to make adjustments and add in costs that they are aware are specific to this building type. The new library structure is expected to be 12,500 SFT and cost anywhere between \$350-460/SFT with an additional \$45-50 for furniture fixtures and equipment. Overall vertical construction should be consistent across all four sites being considered.

Horizontal construction will vary depending on each site including any city-supported utilities. Per MMW any sites that do not currently have municipal water and sewer service will need an additional \$477,500-\$530,000 worth of infrastructure work. The cost of just site development (dirt work, excavation, studies, erosion control, parking pour etc.) ranges from \$400,000-800,000. Lastly, the School and Additional Park Site contain structures that will need to be demolished. There are situations where companies will come and remove the house, if it is stable enough, in exchange for structure but that is likely not the case with structures of this age without some sort of historical significance, so it will be assumed to be demoed. Demolition costs were estimated at \$7/SFT by Muggli Contracting out of Miles City, MT. Since the actual square footage of the properties is unknown, we will estimate them to be 1,000 SFT.

Table 3 below lays out each of the four sites' total development costs.

Table 3: Total development cost comparison table.

Total Development Cost		
Site	Cost	
Park Site	\$	8,467,405
School Site	\$	9,174,242
Additional Park Site	\$	8,474,405
Red Willow Drive Site	\$	9,167,242

Gap Analysis

To condense this information and compare sites, Adaapta prepared a Gap analysis of the four different sites and how they compare with the three former site scenarios of selling “as is”, remodeling and selling, and remodeling and retaining the site as a rental. This comparison is based on development costs solely and does not consider future market movements.

Table 4: Total Development Gap

Total Development Gap			
Site	No Remodel	Remodel and Divest	Remodel and Retain
Park Site	\$ 7,762,558	\$ 7,631,545	\$ 8,824,170
School Site	\$ 8,469,394	\$ 8,338,382	\$ 9,531,007
Additional Park Site	\$ 7,769,558	\$ 7,638,545	\$ 8,831,170
Red Willow Drive Site	\$ 8,462,394	\$ 8,331,382	\$ 9,524,007

FUNDING SOURCES

Types of Funding Sources

Funding for redevelopment projects may come from a variety of sources, including federal, state, local, philanthropic, and private organizations. Understanding the dynamics of these various sources is important when layering funds for a project. This section provides an overview of considerations for leveraging various funding opportunities.

Federal Funding

Federal funding tends to be for larger award amounts ranging from tens of thousands to millions of dollars, depending on the project and source of funding. The following outlines key points for understanding federal funding and how to be prepared:

- Applications are typically submitted through the [Grants.gov](https://www.grants.gov) website following the release of a Notice of Funding Opportunity (NOFO).
- The federal fiscal year begins October 1. NOFOs must be reviewed and approved before they are released, and there is often a push by the Federal Agencies to release their notices as quickly as possible to commit funding by the end of the Federal fiscal year, September 30. Since announcements are typically only made once per fiscal year, it is important to understand the timing of federal funding as it relates to your proposed project.
- Expenses incurred prior to an executed contract with the awarding agency are typically not eligible for reimbursement nor can they be counted as match funding.
- Reviewing the eligibility criteria is essential to any federal funding opportunity. Typically, federal funds are available to local governmental agencies (i.e., City, County or Council of Government), tribal organizations, and occasionally non-profit or development corporations.

- Nearly all federal funds will require that the applicant be registered with [SAM.gov](https://sam.gov) and have a [Unique Entity Identifier](#) (UEI) number. Registration for this information can be time consuming and take several weeks for approval.
- Federal funds are typically not directly available to private developers, individuals, or for-profit entities. It is important to ensure that you are an eligible applicant before proceeding with any application.
- Federal funding will come as a reimbursable grant. Thus, it is important to ensure that you have a plan to cash-flow a project until reimbursement is available. Only expenses that are approved as eligible under a particular funding source can be reimbursed. Often this may include hard construction costs, planning, and engineering design fees. Depending on the grant, there may be an administrative allowance to cover expenses such as staff time and other related expenses.
- A budget is always required to be approved as part of a federal grant, and amendments must be approved prior to incurring expenses.
- Most federal grants require a matching contribution from the local community.
- The initial startup of a federal grant may include an environmental process to receive a Request for Release of Funds (RROF). The RROF process may involve a public hearing and comment period that can add time to the start of your project.
- Federal funds are subject to federal procurement requirements which often include limitations on how much assistance a contractor or design professional can provide if they plan to bid on or submit a proposal.
- Federal funds will typically require multiple reports throughout the period of performance or term of the grant. Some reports may be monthly, quarterly, and/or annually. Depending on the agency, they may require reports to be submitted through an online portal or via email to the designated grant officer.
- Certain grants may require compliance with Davis-Bacon wage rate standards, which adds additional time to track and document information by the contractor as well as the grantee.

State Funding

State funding is similar to federal funding but may have variations based on the administering agency. Different departments may have different application processes and reporting methods. Highlights regarding state funding include:

- State awards may come in the form of pass-through grants from the Federal Government, which will typically carry many of the federal restrictions, guidelines, and requirements listed previously.
- Other state funding that is not federal pass-through may be less restrictive but will still carry requirements related to reporting, eligibility, and use and will be distributed on a reimbursement basis.
- Grant application periods typically will be annually, but that may depend on the funding agency.
- Matching contributions are often required when applying for state grants, and typically federal awards will not be considered an eligible match. Local dollars, philanthropic or private awards, or in-kind contributions are great matching funds.
- Letters of commitment or documentation of a secured match may be required with the application.

- There are also opportunities where the state may administer funds directly on behalf of the project. In cases where funding is administered by the state, the community is involved in the process, but decisions related to procurement and financing are managed by the state directly. Funds do not pass through the City in these situations.
- A significant amount of funding that has been allocated through the American Rescue Plan Act (ARPA), the Bipartisan Infrastructure Law (BIL), and the Inflation Reduction Act (IRA), is coming from the federal agencies directly down to the state and sometimes local governments. It is important to build relationships with state and federal elected officials, as well as agency representatives, to advocate for this funding. There may be increased amounts available overall in traditional grant programs or increased maximum awards. In other situations, state run programs will see an increase to their budgets.

Local Funding

Local funding typically will come through the city in the form of general fund dollars, bonds, Tax Increment Financing (TIF) or Revenue Allocation, capital improvement funds, special taxing districts, or other applicable special tax allocations such as Local Option Sales Tax. The use of local funds must meet applicable state or federal laws governing the use of funds as well as any locally adopted restrictions placed by the Council or voting population.

Local funding typically will not carry the same restrictions and reporting requirements as state and federal funding. It is important, however, to account for the various funding by project since you may be able to use your local funds as matching contributions or leveraged funds to other funding sources. Local funding may also include in-kind contributions of staff time or other resources which can also be included as match value. Plan to track project expenses from the beginning of a project to account for leveraged funds.

Philanthropic and Private Funding

One of the most valuable attributes of philanthropic or private funding is the ease of administration. This funding may come from family, commercial, financial, utility, or community foundations, or it may come directly from businesses or individuals. Typically, the reporting requirements are minimal, if required at all. Funds also may be available immediately at the start of a project rather than as reimbursement. Often, these funders request some sort of donor recognition, so think about these funding sources for projects where you can showcase a donor plaque or recognition piece, or perhaps the naming of a space or structure. Funding amounts can vary from a \$1 community member donation to hundreds of thousands from larger organizations. It is important to build relationships with your local philanthropic and private funders as they are the most vested in improving the community. You may also be able to apply for multiple phases of the project over the implementation period.

Existing Funding Sources

In the spring and summer of 2023, MDEQ helped NVPL determine the status of any environmental conditions at the library by conducting a Phase I and a Phase II Environmental Site Assessment (ESA). These assessments look at the history of the building and test samples to determine what contamination may be present, if any. Results of the MDEQ's ESAs found small amounts of asbestos and lead-based paint present in inaccessible areas. No other significant environmental concerns were identified. It is important to note

that these materials do not threaten people who visit or work at the library, but they will need to be removed before any renovations can occur to the 6,815-square-foot building.

Project-Specific Resources and Funding Opportunities

Multiple funding sources were identified as part of the research conducted. Funding may be in the form of a grant or a loan. NVPL is already utilizing an existing funding source to address small environmental issues. Five of the funding sources are highlighted in this report, and more can be found in Appendix A.

Potential Sources

Public and Community Facility Grants (CDBG)

Montana's Community Development Block Grant Program, (CDBG) is for improvements that provide benefits to the entire community and are considered to have "area-wide benefit" because both LMI and non-LMI residents are served. Therefore, applicants must document at least 51% of the project's beneficiaries qualify as LMI for projects to be considered to have an area-wide benefit. Eligible applicants are limited to counties, incorporated cities and towns, and consolidated city-county governments. The application deadline is typically in the fall.

<https://comdev.mt.gov/Programs-and-Boards/Community-Development-Block-Grant-Program/Public-and-Community-Facilities>

Community Facilities Direct Loan and Grant Program – US Department of Agriculture (USDA)

Community facilities direct loan and grant program through USDA is a rolling cost-share grant for public bodies, community-based non-profits, and Federally recognized Tribes. Funds can be used for essential community facilities, which include healthcare facilities; public facilities like town halls, courthouses, or street improvements; community support services such as childcare facilities or community centers; public safety services like fire departments and public works vehicles; educational services such as museums and libraries; and local food systems, like community gardens and food hubs. The amount of grant cap depends on the area's median household income compared to the nonmetropolitan state average or poverty line.

<https://www.rd.usda.gov/programs-services/community-facilities/community-facilities-direct-loan-grant-program/mt%0c>

Hometown Grant (T-Mobile)

The hometown grant is for small towns with less than 50,000 residents. Funding is available for the community project of your choice, like revitalizing or repurposing a historic structure, creating a downtown asset or destination, or improving a space where friends and neighbors gather. Projects that add to a sense of place or could lead to further investment are of particular interest. The grant is up to \$50,000 available quarterly with 25 projects selected per cycle.

<https://www.t-mobile.com/brand/hometown-grants>

Laura Bush 21st Century Librarian Program (Institute of Museum and Library Services)

The Laura Bush 21st Century Librarian Program (LB21) supports the training and professional development of library and archives professionals; developing faculty and information leaders; and recruiting, educating, and retaining the next generation of library and archives professionals to develop a diverse library and archival workforce and meet the information needs of their communities. Up to \$150,000 for Planning and Forum Grants; up to \$1 million for Implementation Grants, and up to \$750,000 for Applied Research Grants and Early Career Development Grants. Requests for more than \$250,000 in implementation funding requires a 1:1 match; all others require no match. Eligibility requirements are state, local, or tribal government or a nonprofit. Must also qualify as a library or parent organization of a library (i.e. school district, academic institution, local government, etc.) The application deadline is typically in the fall.

<https://www.ims.gov/grants/available/laura-bush-21st-century-librarian-program>

Our Town Grants (National Endowment for the Arts)

Our Town projects advance local economic, physical, or social outcomes in communities, ultimately laying the groundwork for systems change and centering equity. These projects require a partnership between a nonprofit organization and a local government entity, with one of the partners being a cultural organization. This is a 1 to 1 cost share for the amount between \$25,000 and \$150,000. To be eligible there must be a partnership between a nonprofit and a local government entity; one of the primary partners must be a cultural (arts or design) organization. Additional partners are encouraged.

<https://www.arts.gov/grants/our-town>

Public Knowledge (Mellon Foundation)

The Mellon Foundation started by Andrew Mellon's children offers grants in the following areas Arts and Culture, Higher Learning, Humanities in Place, and Public Knowledge. The types of grants for each area are project support grants, endowment grants, general operating grants, and program-related investments. Some grants have a matching requirement and some awards for strengthening a cash reserve. The amount of the grant depends on the area and type of grant. Some grants do require a match. To be eligible, the applicant must be a 501c3 public charity.

<https://www.mellon.org/article/grantmaking-policies>

Solar Grant (EBSCO Solar)

EBSCO Solar funds \$300,000 annually to fund solar installations at libraries around the world to help offsite utility expenses by incorporating solar power. The library would be responsible for all post-installation and ongoing maintenance of the solar array. Eligibility depends on the size of the roof surface, age of the roof or space for a ground installation. An institution with an existing sustainability program, a plan to involve its patrons or students in the project, or high community involvement would also receive consideration.

<https://www.ebsco.com/solar>

CASE STUDIES

The case studies included in this report analyze how other libraries across the Western

United States were able to rebuild or build a library in their communities. These cases highlight the importance of strong partnerships, well-organized community development initiatives, and building a network of community resources. Each case study includes funding information links to additional information and contact information for local agencies (when applicable).

Missoula Public Library

Forty miles north of Stevensville, is the “future of libraries.” The work began in 2010 OZ Architects studied the current library conditions and just like NVPL determined that the community of Missoula had outgrown the library’s location and structure. They needed

additional parking and additional floor space, which could not be feasibly added to the building. The Missoula Public Library Foundation hired CampaignCounsel.org to audit the communities’ capacity for supporting a new building project and began quietly campaigning in 2015. In total, the foundation raised \$7 million in private funding. M+R Strategic Services assisted in the “Yes for Missoula Libraries,” educated the community on the need for a new library, and the Missoula County Commissioners approved a ballot measure for the \$30 Million construction bond. The bond passed in a landslide vote of nearly 60%. The library had to move from 301 E. Main Street to 455 E. Main St. A land exchange agreement was conducted to save on moving costs. Construction began in 2018, and due to COVID-19 opening to the public in July 2021. In 2022 the library won the World’s Best Public Library from the Information Congress in Dublin.



Figure 7: Photo taken from Missoula Library website.

The Missoula Public Library is more than just a library, it is a culture center. Hosting four other community organizations:

1. Missoula Community Access Television (MCAT)
2. Families First Learning Lab
3. The University of Montana SpectrUM Discovery Area
4. University of Montana Living Lab

Besides the four museums, the library has become a must-stop when visiting Missoula with the stunning rooftop views, and test kitchen throughout the library.

For further information please visit, <https://www.missoulapubliclibrary.org/grow/>, or email foundation@missoula.lib.mt.us, 406-721-2665. Other informational sources used in this section can be found: <https://www.degruyter.com/document/doi/10.1515/abitech-2023-0003/html?lang=en> <https://dailymontanain.com/2021/07/24/missoula-opens-transformational-38m-library/>

To note the current Director of the North Valley Public Library has been in contact with the Director of the Missoula Public Library Foundation as well as the Director of the Missoula Public Library in 2019 and 2022. Below is the summary of emails sent.

From The Director of Missoula Public Library, 4/21/2022,

The partners pay a pro-rata share for cleaning, electrical, heating, etc. they do not pay rent but cannot charge a gate fee. **We had to raise the funds for their spaces and cannot use tax dollars for them.** The coffee shop pays according to how much they make. So, she pays 1% right now. This is because it is a service to have the coffee shop and not a money maker for them."

From the Missoula Public Library Foundation, 12/2/2019,

Our new building is property owned and managed by the Library, just as with any traditional public library in Montana. Our agreement with each partner will be technically a lease but could be more accurately described as a service agreement: in exchange for free rent, each partner provides services and resources to our library users that the Library would want to provide as a part of its mission. This is a unique kind of arrangement, and other libraries around the country handle partnerships differently (two groups co-owning one property for example). I'll let The Director of Missoula Public Library fill you in on more of the details. She has been the most instrumental in developing these partnerships and formalizing their agreements. And she also has some good information about other notable arrangements in the US."

From The Director of Missoula Public Library, 12/3/2019,

As Karl said, our building is a Library. It is owned and operated by the Library Trustees. Each of the entities that are partnering with the library was sought after because they filled part of our Mission, and they were already doing work we wanted to add to strengthen our program. We are offering space, and they can no longer charge a gate fee for the services they offer. Two of the Partners charge an entrance fee now and will drop that fee when moving into the library. We have had MOUs for each entity during our preparation for cohabitation. Those MOUs will turn into leases when moving into the building. Each entity will pay a prorated share of the utilities figured by the space they will occupy which is dedicated space and a shared cost for the shared space.

The library policies will be policies all abide by. All we have now is an MOU and it will transfer into a legally binding Lease once we are ready to move. Those leases will look a bit different for each entity depending on our agreement for services with each. Our County Attorney's office is helping us because we have an interlocal agreement with the County for services. We also contract with the County for Risks and Benefits, so their attorney looks at all documents also. You need to find a pro bono Attorney that is a contracts attorney.

There are other partnerships around the country, but most are not sharing space as we are. They have walled-off space they rent to an entity for a purpose. You need to be careful of how the space is paid for. For instance, if you use public money like a bond, you cannot have others occupy more than 5% of that space and the space needs to be paid for by someone other than the library. For instance, our partner space is paid for by the Library

Foundation. They raised the money to pay for the space. Therefore, in 10 years when we may want that space back, it truly belongs to us.

Bozeman Public Library

Approximately three and half hours southeast of Stevensville, is the beautiful Bozeman library. The library opened in November 2006 after taxpayers approved a \$4 million bond in 2001 to purchase the 14.3 former Milwaukee Railroad property at 626 E. Main St. Fundraising and planning did take five years to open the new 53,000 square foot library next to the Gallagator Linear Trail. The library was the first public building in the state to be certified



Figure 8: A picture of the Bozeman Library from their website

Leadership in Energy and Environmental Design (LEED). The Kendeda Fund Challenge Grant supported the green building including a sustainable strategy that conserves water and energy while providing a healthy and comfortable environment for the library patrons and staff. Currently the Kendeda Fund has closed out.

To learn more please visit:

<https://www.bozemanlibrary.org/about/more-information/history#ad-image-0>
or email libraryboard@bozeman.net

Spokane Public Libraries

Approximately three and half hours to the northwest, Spokane Public Libraries approved of \$77 million bond to build three new libraries and renovate four existing libraries in 2018. Construction began during COVID-19 yet continued mostly on schedule. In 2021 the following four libraries opened: The Hive, Shadle Park Library, Liberty Park Library, and Hillyard Library; a renovated Central Library (formerly Downtown Library) opened in 2022, South Hill, and Indian Trail Libraries opened in March 2023.



Figure 9: A rendering of a new Spokane Library taken from the website.

Additional information can be found at: <https://www.spokanelibrary.org/history>, or 509-444-5300.

Manitou Springs Carnegie Library, Colorado

Like so many libraries built across the US during the 1900s supported by Andrew Carnegie, who once stated, “A library outranks any other one thing a community can do to benefit its people,” have since outgrown the library. The Carnegie Library was built in 1911 in Manitou Springs when the population was less than 1,400 an occupancy limit of 19. The current population of Manitou Springs has almost quadrupled since 1911, as well, as the library was not built to today's ADA requirements. Therefore, the historic city of Manitou Springs is facing a similar issue as NVPL, more space, and a required update to meet the ADA requirements. Manitou Springs Carnegie Library is currently undergoing renovation to expand an additional 2,950 SF of the 3,486 SF of the existing historic library and remodel the interior. The front stairs will be removed on the north side and dug into the earth having additions be above grade. The addition will create a roof top park.



Figure 10: A rendering of the rooftop park, from their website.

The cost to expand and renovate is estimated at \$4.5 million. Construction has started as of March 2024.

To see construction updates, donations, and a video of the history, [https://www.manitouspringsco.gov/633/ Carnegie-Library](https://www.manitouspringsco.gov/633/Carnegie-Library).



Figure 11: New entrance rendering from the website.

ACTION ITEMS AND NEXT STEPS

NVPL has made significant progress in finding funding to assess its current building and locating potential new library locations. Continue working with MDEQ on the remediation of the current library location. As NVPL builds on these successes, the following steps are recommended to implement the resources included in this report:

1. Determine the location of the new library.
2. Complete the environmental remediation at the existing library.
3. Determine the plan for the disposal and/or remodeling of the existing library.
4. Further research grants and funding resources are provided in this report.
5. Consider creating a fundraising committee to assist the NVPL with funding requests and the capital campaign process.
6. Develop a funding strategy that will identify which funding opportunities to pursue important deadlines, and who is taking on what responsibilities in securing funds.

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