



New Richmond Library Building Project Update

October 2021



Presentation Outline

- Where we've *been*



and

- Where we're *going*





Budget

COMMITTEES

Grants

Locations

Space
Needs
Analysis

FUNDRAISING

Strategic Plans

Consultants

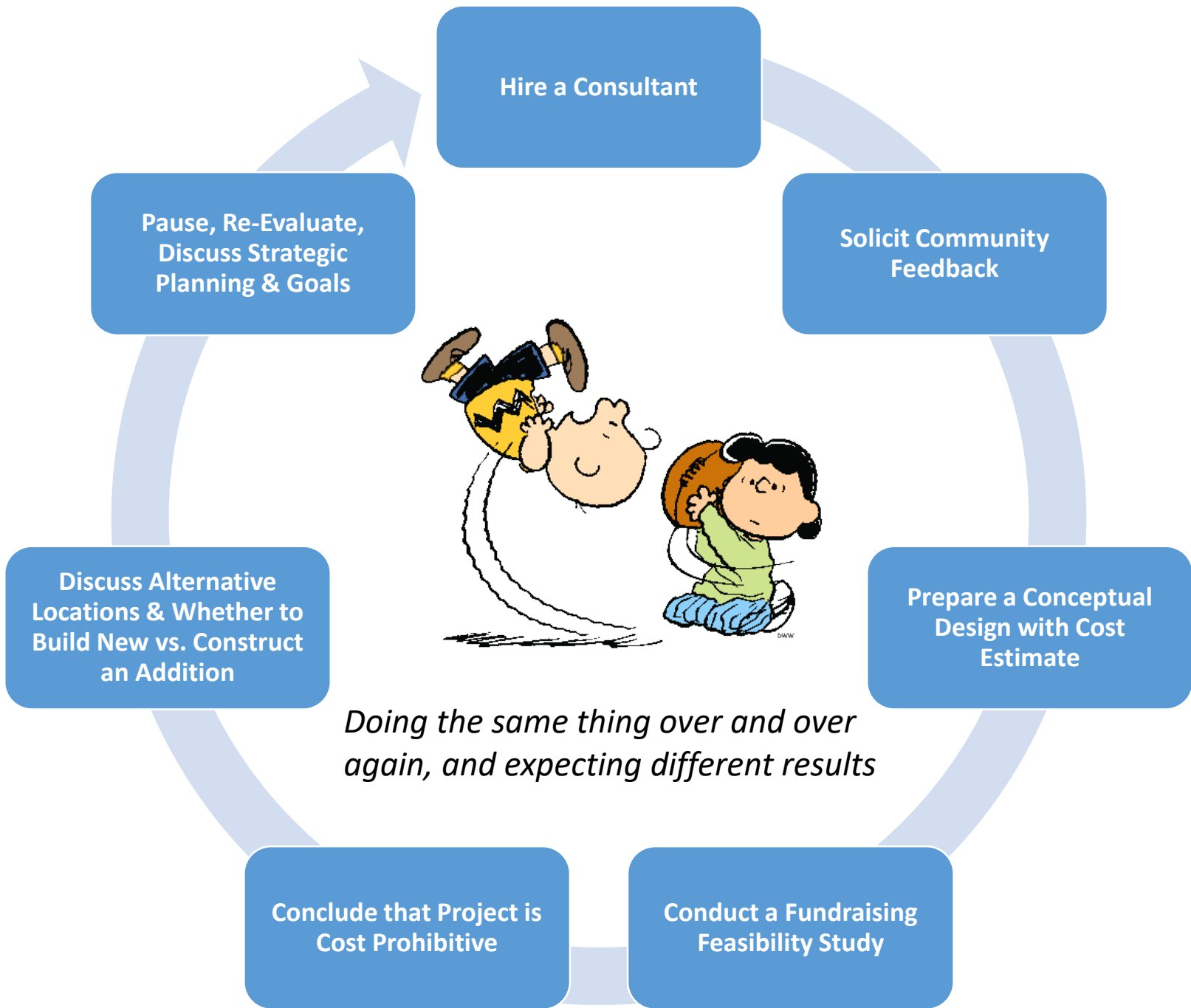
SURVEYS

Meetings

Architects

Studies

Designs



Other Frequent Challenges

- Too many cooks in the kitchen
- Lack of understanding or accepting of roles
 - Different skillsets and expertise are needed at various stages of the project (e.g. finances, legal, engineering, real estate, marketing, programming, etc.)
- Death by committee
 - At times, work needs to be done in small, agile teams with key outcomes and next steps being communicated out in a timely manner



Other Frequent Challenges

- Telephone game & “meetings after the meeting”
 - Limited time and resources should be focused on the project, rather than managing personalities
- Not understanding or trusting the process
 - Stay calm, don’t look too far ahead, and trust one another
- Lack of streamlined, strategic project management
 - Project manager ensures consistent messaging, avoids duplicating efforts, monitors progress, avoids distractions, keeps things on track, brings people together, understands roles/ethics/laws, cohesively brings together many moving parts



Meanwhile...

- New Richmond area community continues to grow
- Cost of construction continues to increase
- Fundraising fatigue
- COVID-19 and economic impact
- No desire to take on millions of dollars of new debt for the project at the expense of taxpayers

Understanding the Community

- Demand for housing for all stages of life
- Limited availability & rising costs of childcare
- Growing aging population (ages 60+)
- Renewed focus on revitalizing downtown & supporting local



Paradigm Shift: *An important change that happens when the usual way of thinking about or doing something is replaced by a new and different way.*

We need to look at things differently...

Public-Private Partnership

- A partnership between the local unit of government and the private or non-profit sectors
- Utilizes the strengths, expertise, efficiencies, and resources of multiple parties and sectors rather than a stand-alone public project
- Becoming an increasingly popular model – although they're not easy
- Various funding and ownership structures – each PPP is different



Mixed-Use Development

- Blend of multiple synergistic uses (e.g. cultural, residential, commercial, institutional, etc.) into one site
- Can create stronger neighborhood character and sense of place and also encourage more walkable neighborhoods
- Can be vertical or horizontal; a single building or multiple buildings
- Not a new concept, nor is it an urban “big city” concept



*Above: Mixed-use in small town, built in 1900
Right: New mixed-use in 2021 in larger city*

“Sooner or later, everything old is new again.”



What other uses could there be?

- Owner-occupied residential dwellings
- Upscale apartments
- Childcare facility
- Satellite or specialty clinic
- Commercial space to provide additional goods or services to library patrons and financially support the project

Recent Months

- Community Outreach
- Request for Qualifications (RFQ) for Private Partner
 - Multiple rounds of interviews/presentations & reference checks
- Joint statement approved by the Board of Education & the City Council in support of a mixed-use development and public-private partnership

Next Steps

- Revisions to Library Site Master Plan agreement
- 12-Month Extension Request to Break Ground on the Site
- Update Library website to serve as the central source for all project information and updates

Elephants in the Room

- What's the budget? Who's paying for what? Will there be a fundraising campaign? When are we going to break ground? What will the building look like? How large will be the library be? Will there be committees, and who will be on them? Who will the private partners be? What's going to happen to the current library building? Will there underground or surface parking? Will the City own or lease the facility?
- One step at a time...
 - Stay calm, don't look too far ahead, & trust the process

