



**CITY OF FULLERTON
LIBRARY AD HOC COMMITTEE
REGULAR MEETING AGENDA
October 10, 2018, 5:30 P.M.
The Muckenthaler Cultural Center
1201 W. Malvern Ave. Fullerton, California**

Purpose: Library Ad Hoc Committee has been directed by the Fullerton City Council to determine what funding might be available to fund the [Hunt Branch Library] property as a library or other opportunities for use of the property.

Call to Order

Roll Call

Public Comments – The Library Ad Hoc Committee will hear public comments on matters not appearing on the agenda but within the Library Ad Hoc Committee's purpose as stated above. Those wishing to speak on a regular business or a public hearing item on this agenda may do so when the Chair calls that specific item for discussion. All public comments are limited to three minutes per item. The Chair or majority of the Library Ad Hoc Committee may grant an extension of time for a speaker.

Consent Calendar – (Item 1) All matters listed under Consent Calendar are considered routine and will be enacted by one motion. There will be no separate discussion of these items prior to the time of voting on the motion unless members of the Committee, staff or public request specific items to be discussed and/or removed from the Consent Calendar for separate action.

1. Approval of the Minutes

Recommendation: Approve September 4, 2018 Library Ad Hoc Committee Regular Minutes.

Regular Business

- 1. ESTIMATED COST TO OPERATE A CHILDREN'S LIBRARY IN PART OF THE HUNT BRANCH LIBRARY** – *Adult Services Division Manager Ken Homsley*
- 2. LETTER TO THE NORTON SIMON FOUNDATION** – *Library Director Judy Booth*
- 3. PARCEL 030-290-16 OWNERSHIP VERIFICATION** -- *Library Director Judy Booth*
- 4. DRAFT RECOMMENDATION TO COUNCIL REGARDING THE HUNT BRANCH LIBRARY AND GROUNDS – AFFIRM THE STATEMENT OF PHILOSOPHY AND VISION** – *Committee Members Molly McClanahan and Randa Schmalfeld*
- 5. DRAFT RECOMMENDATION TO COUNCIL REGARDING THE HUNT BRANCH LIBRARY AND GROUNDS – AFFIRM THE PRIORITY OF USES** -- *Committee Members Molly McClanahan and Randa Schmalfeld*
- 6. DRAFT RECOMMENDATION TO COUNCIL REGARDING THE HUNT BRANCH LIBRARY AND GROUNDS – AFFIRM THE GOALS** -- *Committee Members Molly McClanahan and Randa Schmalfeld*

Library Mission Statement: It is the mission of the Fullerton Public Library to provide a diverse community with resources and support to use information in many media, to stimulate and facilitate literacy in all its forms by providing quality collections and effective use of evolving technologies, to emphasize public participation and outreach, and to create forums and gathering places to engage in cultural and educational programs and partnerships.

Any writings or documents provided to a majority of the Library Ad Hoc Committee regarding any item on this agenda will be made available for public inspection at the Fullerton Public Library located at 353 W. Commonwealth Avenue during normal business hours. Persons addressing the Board shall be limited to 3 minutes. Additional time may be granted by the Chair subject to Committee approval.

It shall be proper for the Chair to request a spokesperson for any group of persons be chosen to address the Committee.

Public comments shall be allowed on items on this agenda at the time each item is considered. No action may be taken on off-agenda items except as provided by law.

ADA Requirements: The City has equipment and services available to assist disabled persons with communications at the public meeting in compliance with the requirements of Title II of the Americans with Disabilities Act (ADA). Should you require special accommodations to participate in a meeting, please contact the Fullerton Public Library at (714) 738-6380 at least 48 hours prior to the meeting to make arrangements.

7. CONSIDER ASKING THE CITY COUNCIL FOR A TIME EXTENSION FOR THE LIBRARY AD HOC COMMITTEE. -- *Committee Chair Peter Beard*

Committee Member Comments

Adjournment

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**CITY OF FULLERTON
HUNT LIBRARY AD HOC COMMITTEE
MEETING MINUTES
September 4, 2018, 5:00 P.M.
Muckenthaler Cultural Center
1201 W Malvern Ave, Fullerton, CA 92833**

CALL TO ORDER

The regular meeting of the Library Ad Hoc Committee (LAHC) was called to order at 5:35 pm by Chair Beard.

ROLL CALL

Present: Egleth Nuncci, Michael Williams, Fern Richardson, Barbara Kilponen, Peter Beard, Jan Flory, Molly McClanahan, Kristy Prince, Randa Schmalfeld

Absent: None

Staff: Judy Booth, Library Director
Ken Homsley, Adult Services Division Manager
Alysha Long, Recording Secretary
Jose of Continental Interpreting Services, Spanish Language Translator

Presentations – Ryan Cantor, Library Trustee - Spoke on the topic of settling the Hunt question. Believes that securing resources for Hunt is more important than simply finding the best idea. Mentioned Pollock Library at California State University, Fullerton (CSUF) as an innovative, futuristic approach to libraries. Reiterated prior meeting's directive that the decision made on the property should result in a use that is free, open to the public, and that celebrates literacy. Stated that advocacy is what will bring this chapter to a close. Advocating for one strong, specific idea.

Committee Member Kilponen asked if the City should pair up with multiple institutions for the Hunt space. Cantor repeated his position that the space should be used for one specific purpose. Committee Member Richardson asked about prior suggestion that the school district might be interested in the space. Trustee Cantor replied that he hadn't followed through for a full answer. Nuncci asked if the Bastanchury property had been returned. Cantor affirmed that it had been. Cantor stressed that any decision made on the Hunt property had to come with a guarantee to the Fullerton Public Library Foundation (FPLF) that any investment made by them would be honored for the intended purpose.

Public Comments:

Dawn Marie Kostonis - Question directed to Cantor, asked for him to explain further his reference to the Pollock Library at CSUF.

Jan B. - Has sent emails expressing the Alana Club's (social club for recovering alcoholics and addicts) interest to rent the space. Meetings are open to the public, but also has members' only functions.

Rebecca Park - Speaking as a member of Good Hands for One, a free, non-profit tutoring organization. Would be interested in having the space open again for the expansion of their programs. Committee Member Kilponen then asked if Park or the organization had any financial offering, to which Park replied that she would have to follow up with the leaders of the organization.

Jane Reifer - Part of the savethehunt.com group. September meeting speakers Alan Hess, architect and historian, and James Steele, professor and author, presentation coming up at the Hunt Library. September 24th, tours at 5:30. Presentation at 7.

Curtis Gamble - Advocate for the homeless. Appreciates and supports Grace Ministry's efforts. Would like to see the space used for homeless relief, to include housing or other services. Spoke of other county's ability to potentially fund.

James Cho - Speaking on behalf of Grace Ministries. Clarified Grace Ministry's mission to create permanent housing for people who have been homeless, as opposed to a transitional "homeless shelter."

Consent Calendar

1. Approval of Minutes

Committee Member Kilponen suggested an adjustment to minutes. Comment on Regular Business Item No. 3, idea 4 on the memo for funding. Suggested that Opus Bank may not have a grant. Committee Member McClanahan clarified that Opus Bank may indeed offer funding, therefore it should be kept.

MOTION made by Committee Member Beard, SECONDED by Committee Member Flory to APPROVE minutes. MOTION carried 9-0.

Regular Business

1. Cost to Operate the Hunt Branch Library as a Library and Requirements and Estimated Costs to Bring the Hunt Branch Library up to Current Standards for Publically Accessible Buildings – Committee Chair Peter Beard

Public Works Department visited the location to determine cost to meet current standards and provide operational budget. Committee Member Richardson questioned "wild guess" estimations on certain restoration costs. Chair Beard stated that any estimates are going to be "ballpark" until specific use for the building is determined.

Chair Beard stated that this was a "no vote topic."

2. Prioritize Uses of the Building and Grounds -- Committee Chair Peter Beard

McClanahan categorized all 65 of the suggested uses into 11 categories, maintaining the original suggestions' numbers from Regular Business Item No. 2.

Committee Member Kilponen stated that a vote should be held to remove whole categories if they do not abide by the Board of Trustees' three main goals. The LAHC determined, with unanimous approval, that each of the following items should be placed on either a PRIMARY (1st Tier) or SECONDARY (2nd Tier) recommendation line to be submitted to the City Council. Chair Beard asked for a straw vote on each of the categories.

Item A - General Philosophical Concepts

Chair Beard drew vote to include Item A as an associated use in the 1st tier: MOTION Carried 9-0.

Chair Beard drew vote to include Item A in the 2nd tier: MOTION Failed 0-9

Item B - Art, Culture, Exhibits, Museum Uses

Chair Beard held STRAW VOTE. ALL IN FAVOR TO KEEP CATEGORY. MOTION Carried 9-0.

Item C - Literacy

Chair Beard held STRAW VOTE. ALL IN FAVOR TO KEEP CATEGORY. MOTION Carried 9-0.

Item D - Events, Activities, Classes

Chair Beard held STRAW VOTE. ALL IN FAVOR TO KEEP CATEGORY. MOTION Carried 9-0.

Item E - Human Services Center (including health)

Chair Beard drew vote to include Item E in the 1st tier: MOTION Denied 0-9

Chair Beard drew vote to include Item E in the 2nd tier: MOTION Carried 9-0.

Item F - Homeless Needs

Chair Beard drew vote to include Item F in the 1st tier: MOTION Denied 0-9.

Chair Beard drew vote to include Item F in the 2nd tier: MOTION Denied 0-9.

Chair Beard drew vote to eliminate category entirely MOTION Carried 9-0.

Item G1 - Private Institutional Use

Chair Beard drew vote to remove footnote from item G1: MOTION Carried 9-0.

Committee Member Richardson stated that she is opposed to private use. Vice Chair Schmalfeld opposed to selling property. Committee Member Williams believes the possibility of selling the property should at least be considered on a second tier.

Chair Beard drew vote to include Item G1 in the 1st tier: MOTION Denied 0-9.

Chair Beard drew vote to include Item G1 in the 2nd tier: MOTION Denied 3-6, Flory No, Schmalfeld No, Beard No, Richardson No, Kilponen, McClanahan No

Committee agreed UNANIMOUSLY to include an asterisk that Grace Ministries can present a proposal for use.

Item G2 - Private Enterprise

Chair Beard drew vote to include Item G2 in the 1st tier: Motion denied 0-9.

Chair Beard drew vote to include Item G2 in the 2nd tier: Motion denied 0-9.

Item G3 - Public (City)/Private Uses (including leases)

Flory stated that City doesn't have funds to restore the building, therefore the City designating the space for use by Parks and Rec isn't realistic. However, Committee Member Flory would support 47 & 65.

Chair Beard drew vote to include Item G3 in the 1st tier: MOTION Failed 0-9.

Chair Beard drew vote to include Item G3 in the 2nd tier: MOTION Failed 0-9.

Item H - Use of Open Space/Grounds

Committee Member Flory stated that this category could be considered "associated use" and therefore can be dovetailed into another category.

Chair Beard drew vote to include Item H as an associated use in the 1st tier: MOTION Carried 9-0.

Chair Beard drew vote to include Item H in the 2nd tier: MOTION Failed 0-9.

Item I - Web Sites to Explore

Chair Beard stated that this category required no vote.

Public Comments:

James Cho - Speaking on behalf of Grace Ministries. Clarified uses by Grace Ministry could include a mixture of public and private use, to be agreed upon by a board (working with the Fullerton Public Library Board).

Lauralyn Eschner - Speaking as a member of the All the Arts for all the Kids Foundation. Wants to see the space transformed into a children's museum and art facility. Suggested a similar arrangement to that of Independence Park, partly public and partly private use. Would like to have the Fullerton School District come on field trips, free to FUSD but paid by any out-of-city schools. Stated that her organization believes they have the money for operations, but that they do not have the money to renovate it. Committee Member Kilponen asked for clarity of budget. Eschner indicated that she would have to look into it further. Committee Member Flory suggested that clarity might be found through the RFP. Committee Member Richardson asked if a phased restoration might be feasible. Eschner indicated that she would have to clarify with her organization.

Jane Reifer - Brought up an item that was not included in everyone's packet (Future Uses of the Hunt Branch Library Building and Grounds). Submitted copies to board at that time.

Library Trustee, Ryan Cantor - Pressed that the board should not state of affairs influence vote.

Curtis Gamble - Provided two handouts in regards to homeless issue. Wants Grace Ministries to have a chance at the property. Believes Grace Ministries is clean and well organized. Stated that flood channels and train tracks would be sufficient separation between a homeless shelter at the Hunt and the neighboring schools.

Committee Member Flory moved to ADOPT straw votes, moving forward with topics B, C and D as potential uses. Committee Member McClanahan SECONDED. MOTION Carried 9-0.

3. List of Funding Sources for Improvement of the Building and Grounds -- Committee Chair Peter Beard

Committee Member Flory expressed that talking about funding seemed premature, given the wide variety of potential uses for the Hunt. Committee Member Richardson stated that funding doesn't need to be chosen yet, until a future use is agreed upon, at which point a Request for Proposals (RFP) could be issued. Committee Member Kilponen suggested that a blue ribbon committee should be formed as soon as possible to begin raising money. Vice Chair Schmalfeld said that the LAHC is doing their part, so beyond recommendations, any definitive decisions have to be made, vetted and adopted by the City Council. Chair Beard reiterated Trustee Cantor's position that a clarified vision is what needs to be decided upon, before funding sources. Committee Member Flory suggested adding the Norton Simon Foundation as a potential source of funding or use. Committee Member Flory also requesting that the City Council consider the feasibility of a 1 cent sales tax or parcel tax for Fullerton residents. Committee Member Kilponen stated she would like to find out if the Hunt Library will still have to be called the Hunt Library.

Chair Beard MOTIONED to have topic TABLED until next meeting. MOTION Carried 9-0.

Committee Member Richardson MOTIONED to accept funding sources and allow additions. Committee Member McClanahan SECONDED. MOTION Carried 9-0.

4. Consider asking the City Council for a Time Extension the Library Ad Hoc Committee. -- Committee Chair Peter Beard

Committee Member Flory MOVED to have topic TABLED until next meeting. Committee Member Richardson seconded. MOTION Carried 9-0.

Adjournment – Meeting was adjourned at 7:53 PM by Chair Beard.

The next meeting of the Library Ad Hoc Committee is Wednesday, October 10, 2018 at 5:30 p.m. at The Muckenthaler Cultural Center.

Respectfully submitted,

Alysha Long
Recording Secretary

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MEETING DATE: October 10, 2018

TO: Library Ad Hoc Committee

FROM: Judy Booth, Library Director

SUBJECT: ESTIMATED COST TO OPERATE A CHILDREN'S LIBRARY IN PART OF THE HUNT BRANCH LIBRARY

SUMMARY

The rough estimate of the cost to operate a subset of the Hunt Branch Library space as a Children's Room on a five days per week schedule would be \$357,130 per year.

RECOMMENDATION

Receive and file.

FISCAL IMPACT

Unknown.

DISCUSSION

At the September 4, 2018 meeting staff was requested to bring to provide a rough estimate of the cost of providing Children's Library Services to a subset of the Hunt Branch Library space. It should be noted that Public Works has suggested that the current Children's Room of the Hunt Branch Library would actually be the best location for much needed restrooms in the facility.

Children's Room

Schedule: Five Day a Week Operation

Tuesday - Thursday 12AM to 7PM, Friday - Saturday 10AM to 5PM)

Total Service Hours	Staffing (FTE)	Utilities	Custodial	Building Costs including Property Tax	Collection Development	Programming	Misc.	Security Guard Services
35 (52 weeks)	2.5	\$25,000	\$8,000	\$55,000	\$10,000	\$15,000	\$5,000	\$39,130

Building Operating Costs: \$157,130

Regular Positions	Non-Career Positions	Hours/Week	FULLY BURDENED COST
Senior Librarian		40	\$140,000
LTA I		40	\$47,000
	Page	17	\$13,000

Salaries and wages including benefits: Total cost = \$200,000

Total cost = \$357,130

NORTON SIMON ART FOUNDATION

October 4, 2012

Mr. Joe Felz
City Manager
City of Fullerton
303 W. Commonwealth
Fullerton, CA 92832

Re: City of Fullerton Hunt Branch Library

Dear Mr. Felz,

We are writing in response to your recent inquiry concerning the Norton Simon Art Foundation's reversionary interest in the parcel of real property currently occupied by the City of Fullerton's Hunt Branch Library. As you are aware, this reversionary interest, as set forth in the 1964 deed that transferred the property from the Foundation to the City, provides that ownership of the Hunt Branch Library property reverts to the Foundation in the event that the property ceases to be used solely for public library and public library park purposes.

At this time, we wish to inform you that it is our understanding that the Foundation's reversionary interest in the Hunt Branch Library property has expired under California law. Consequently, the Foundation does not intend to take any further action with regard to enforcement of the above-described restrictions on the City of Fullerton's use of the Hunt Branch Library property.

I hope you successfully work through the issues related to the library site that you and Maureen Gebelein outlined during our April 25th meeting at the Norton Simon Museum. When the City reaches a decision regarding the future of the site, I would appreciate it if you would advise us.

If you have any questions or would like to discuss further please do not hesitate to contact me.

Sincerely,



Walter W. Timoshuk
President

NORTON SIMON ART FOUNDATION

Office of the President

September 6, 2018

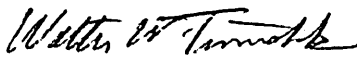
Ms. Judy Booth
Library Director
Fullerton Public Library
353 W. Commonwealth Ave.
Fullerton, CA 92832-1796

Re: City of Fullerton Hunt Branch Library

Dear Ms. Booth:

Thank you for the update regarding the future of the City of Fullerton Hunt Branch Library property. At this time, the Norton Simon Art Foundation is not interested in participating in a public/private partnership as referenced in your letter of August 27, 2018. We wish you the best as you pursue other opportunities.

Sincerely,


Walter W. Timoshuk
President

MEETING DATE: October 10, 2018

TO: Library Ad Hoc Committee

FROM: Judy Booth, Library Director

SUBJECT: PARCEL 030-290-16 OWNERSHIP VERIFICATION

SUMMARY

Research has been done to verify the ownership of parcel 030-290-16 which does indeed belong to the Fullerton School District.

RECOMMENDATION

Receive and file.

FISCAL IMPACT

None.

DISCUSSION

At the August 6, 2018 Library Ad Hoc Committee meeting maps of the Hunt Branch Library and grounds were shown. The "Bus Barn" area of what is thought to be Fullerton School District property was labeled as belonging to the City of Fullerton. (Map - Hunt Library Area July 2018 – Parcel Information. To be distributed at meeting)

Library Director Judy Booth worked through the City's Real Property Agent Linda Mansfield to contract for research to be done on the ownership of the property. The response came back that Parcel 030-290-16 does indeed belong to the Fullerton School District. (Map – Attached to 1996 063 18 Hodson Memo) Mr. Hodson was the City of Fullerton Public Works Director.

ATTACHMENT

Map – Attached to 1996 063 18 Hodson Memo

22 1921	21 1917	20 1913	25 201	24 207	23 211
1920	1916	1912	1908	1904	1900
16	17	18	21	20	19
15	14	13	12	11	10
9	8	7	6	5	4
3	2	1			

216	42	51	217	21
212	43	50	213	20
208	44	49	209	19
204	45	48	205	18
200	46	47	201	17
	AVENUE			

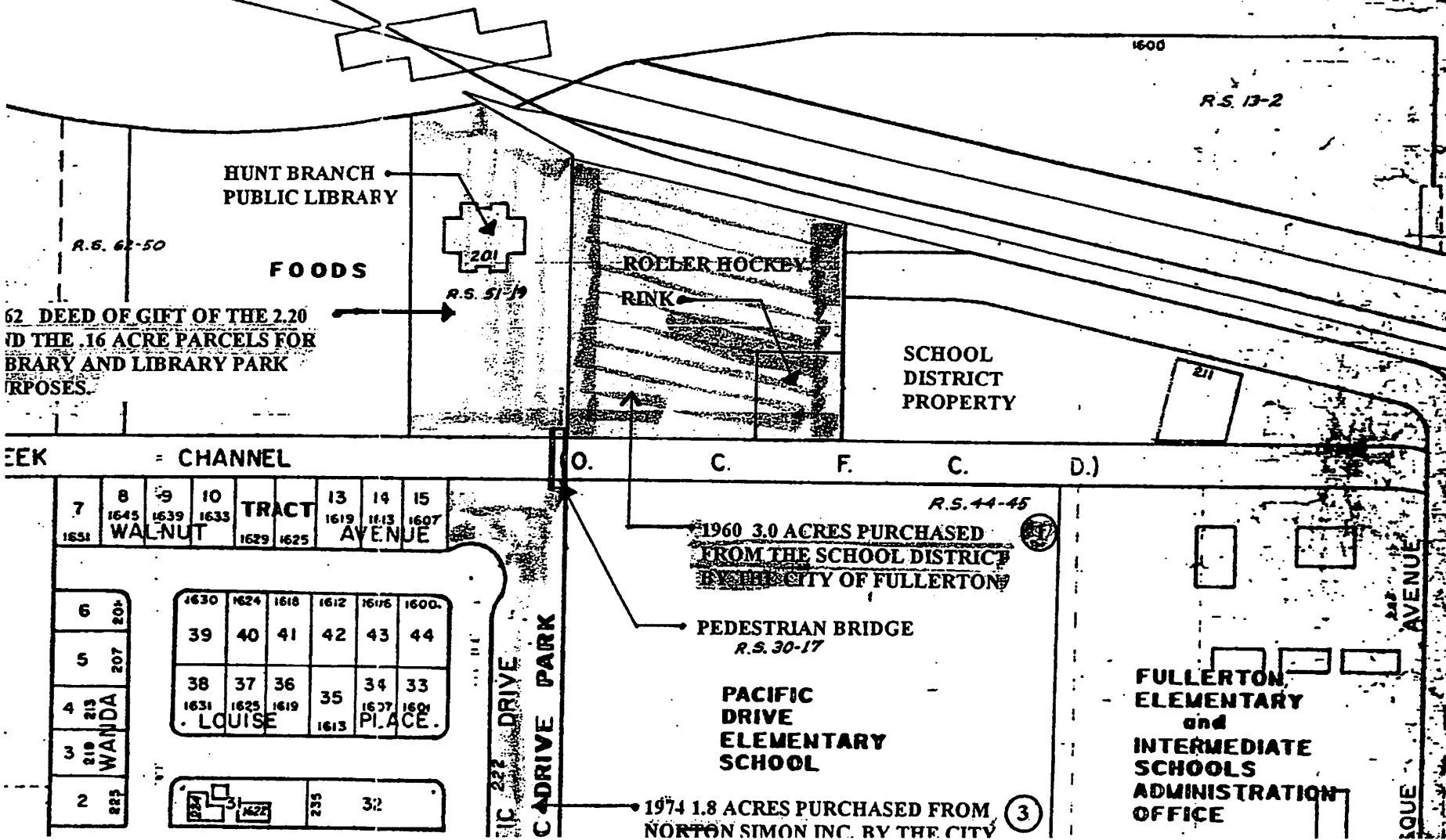
216	5	24	221	1
212	6	23	217	2
208	7	22	211	3
204	8	21	205	4
200	9	20	201	5
		MARTHA		

220	34	43	221	
214	35	42	217	
210	36	41	211	
204	37	40	205	
200	38	39	201	
		FLORENCE		

222	50	59	223	PL
216	51	58	217	
210	52	57	211	
206	53	56	207	
200		55	201	
	GREGORY			

220	64		221	
214	65	72	215	
210	66	71	211	
204	67	70	205	
200	68	69	201	
		WINETTA		

220	77	84	221	
216	78	83	215	
210	79	82	209	
206	80	81	201	
		NORTH		



DRAFT

Fullerton AdHoc Library Committee Report to City Council

I. PHILOSOPHY AND VISION STATEMENT REGARDING HUNT LIBRARY

The restoration and revitalization of this community treasure provides Fullerton with a unique opportunity to rebuild and strengthen a sense of community and belonging in a diverse and remarkable part of our City.

We envision a variety of compatible and creative uses that bring residents together in a place that is welcoming, a place of learning and sharing knowledge, a place that encourages curiosity, a place that serves as a hub of activities, programs, events and classes.

We envision the possibility of a new renaissance of literacy, in its broadest sense, for Fullerton, our Education Community.

II. USES - As prioritized by the AdHoc Committee

First Priority:

1. Literacy
 2. Art, Culture, Exhibits, Museum Uses
 - 3 Events, Activities, Classes
- (Note: These first three lend themselves to interfacing with each other.)

Second Priority: Human Services Center

Third Priority: Private Institutional Use, Private Enterprise

Uses Not Recommended: Homeless Needs

First Priority Uses

Literacy

- **A Children's Library** with commensurate programming: story hours, poetry, drama, etc.
- **ESL classes** for adults in cooperation with North Orange Continuing Ed, partnering with the North Orange County Community College District's NOCE.

- **Literacy for All Ages** - Enrichment: readings by theatre students, plays, short stories, etc. Good Hands for One, a group of students who provide free tutoring in math, 2nd - 6th grades. Contact: Rebecca Park.
- **An Interactive Library with International Communication.**
- **Partnerships with CSUF - Department of Literacy and Reading Education**, Hazel Miller Croy Reading Center, housed at the Hunt Library, providing a connection to the area elementary and junior high schools, with the Fullerton School District, utilizing them as lab schools, training graduate reading specialists. Contact: Kathryn Bartle Angus, Director, HMC Croy Center
- **School of Music** graduate students can be utilized to support those studying conducting choral music, as interns to develop a children's chorus. This should be viewed as music literacy, so that students learn to read music, learn discipline and team building. Contacts: Dale A. Merrill, Dean, College of the Arts and Dr. Katherine Powers, Interim Director, School of Music.
- **CSUF Department of History** (College of Humanities and Social Sciences) and **Center for Oral and Public History**. Utilize college graduate level interns to teach young people to interview their family members, neighbors, elders, etc. to create a sense of roots to their past, similar to what was done in Rayburn Gap, Georgia. This is documented in the *Foxfire* books, with students learning writing, editing and publishing skills. Contact: Director, Abby Waldrop and Archivist, Natalie Fousekis.

Art, Culture, Exhibits, Museum Uses

- **Children's Art Museum and Creativity Center** - Outdoor sculptures, field trips, classes, gift shop, music, theatre, dance, film making, Children's art gallery and art related to all disciplines: science history, math, etc. An Extension of All the Arts for All the Kids. Contact Lauralyn Eschner, lauralyneschner@gmail.com.
- **Art/Architecture Museum and Gallery** - Display area for local artists and guest artists. Rotating exhibits. Artists' Collaborative with a gift shop.
- **Museum of Teaching and Learning, MOTAL**. Exhibits with interactive projects. Contact: Greta Nagel. nagel@motal.org.
- **Other notable museum possibilities as partners:**
 - J Paul Getty Museum, Huntington, Norton Simon Art Foundation, Bowers. Museum for a wealthy collector (e.g. Broad Museum, Marciano Art Foundation, etc.
 - Mid-Century Modern Museum
 - Museum of Printing (Currently located in Torrance.)
 - Frederick R. Weisman Art Foundation

Events, Activities, Classes Uses

Events were important offerings at Hunt Library. These included hosted piano and other instrumental recitals, open to the public. Other events included evening picnics along with music venues, Summer Sunset Serenade programs with the audience seated on the lawn, and festivals of all sorts. It could serve again as a popular wedding venue for persons keen on a Mid-Century Modern setting, with dancing on the portico, also private receptions, fundraising events, and community concerts could be held at the Hunt.

Classes through Parks and Recreation, scheduling evening Yoga classes, folklorico dancing. The site is also conducive to Tai Chi due to its classical setting. An After School Club, where kids can come to play chess, learn to fly kites on the big green open lawn.

North Orange Continuing Ed, NOCE, under the North Orange Community College District, could be a potential partner with their Kids College classes.

Second Priority Uses

Community Center/Human Services

- Community meeting rooms for non-profits that are open to the public.
- Programs that bring kids and adults together in "how to fix things," how to repurpose materials, etc.
- Fullerton Alanon Club, currently at 530 W. Commonwealth Ave., is currently looking for space to lease and they are looking for a new location. They feel the Hunt Library would be a perfect fit, as they are an asset to the community by giving support and instruction to those recovering from alcoholism and addiction through AA and their families through Alanon meetings. They currently pay \$4,000 a month lease payment for 3,000 sq ft and are interested in a long term commitment. They are interested in all or a portion of the library facility. The spokesperson has been a business owner and homeowner in Fullerton for many years.
- ICNA Relief organization in Anaheim provides free services to the community and they are running out of space at their location. They would like to work in conjunction with the City and the Library to honor the library and provide more free services to the community. They offer cooking classes, work with refugees, work with Second Harvest Food Bank of Orange County. They would like to possibly buy or rent the property. The center would offer counseling services and other resources within the community. Contact: Kim Pollar Johnson

- Visit and meet with the Director of the Brea Community Center as a potential model for a community center with a variety of programs and services.

Third Priority Uses

Private/Public

- Grace Ministries University would like to be considered for a private/public arrangement. GMI would like to negotiate to help with some of the costs and have it open to the community and bring their resources to the Hunt Library.

Private/Business Interests

- City should maintain ownership of the building and lease it out for office space. Office use space that includes maintenance of the building is a good idea, yet controlled by the City
- The building and surrounding park as it exists is more important than the library or community center within it. We can use the leasing agreement with whoever takes it on to fund another location that the community needs with a smaller facility. The grounds could also be used as an events facility. Kitchen facilities and parking may be a problem.
- Lease building for office space of a Architecture and Design school.

Uses Not Recommended by the AdHoc Committee

Homeless Needs: The Committee listened to the presentation but did not support this use.

III. FINANCIAL RESOURCES

- **Recommend to the Parks and Recreation Commission** that they consider designating the open space that was originally part of the Hunt Library grounds as a park in order to make it eligible for park dwelling fees. We recognize that it needs to be part of the Five Year Capital Improvement Plan and deserves a high priority. The grounds need to be evaluated by a certified arborist and landscape architect, utilizing the original landscape plans.
 - **GOAL** To enhance its use and beauty to complement the Mid-Century Modern Hunt Library building and bring it back to its original stately beauty. This should be joined to the Pacific Drive Park (mini-park) off of Valencia Avenue where approximately 26 parking spaces are

available. This area connects to the foot bridge which leads to the front entrance of the Hunt Library.

- **GOAL:** This would enhance the open space in a contiguous plan and design that ties the two open spaces together. Fullerton Beautiful, Inc. a local volunteer organization, should be approached for funds for its initial evaluation. Kay Miller at kayecon@aol.com is the contact.
- **The Norton Simon Art Foundation**, given their decades of history in this community, both as a major industry and employer and corporate philanthropist, should be considered for recognition, perhaps including a naming possibility. They need to be aware of Fullerton Heritage's application for Local Landmark status as well as the application for National Historic Preservation listing. A volunteer group, SAVetheHUNT, has sponsored a forum with author, Alan Hess, an architectural expert on William Pereira, the architect of the Hunt Branch Library in Fullerton. Given the major renovations and their costs, this Foundation should be approached for a major gift, such as the window replacements that are an important feature of this Mid-Century architectural treasure.
- Begin a conversation with the **Fullerton Library Foundation Board** to determine interest and feasibility, in concert with the Foundation's purpose and mission, to consider using a portion of the proceeds from the sale of the Bastanchury site, to begin the rehabilitation and upgrading of the Hunt Library building. The areas for upgrade need to be prioritized to meet new energy and building standards.
 - **GOAL:** To protect this unique asset for all residents of Fullerton and its appreciation and use by the public.
- In working with the **Fullerton Library Foundation**, explore setting up a fund within the Foundation earmarked for the Hunt Library for donations, endowments, matching funds, grants, etc.
 - **GOAL:** To utilize an existing local non-profit, with common goals as a repository for various funds, utilizing both private and public funds in the mix.
- Explore the feasibility of a **Parcel Tax** for Libraries and/or a **One-Cent Sales Tax** for Critical Needs in the City of Fullerton.
 - **GOAL** To enhance the revenue that the City of Fullerton is able to provide, since the city has drastically cut funding to these institutions over the past several years. This would require an intensive public education effort and should be carefully explored, including a diverse cross-section of the community. If it is to be pursued, it should raise

revenue that is realistic, yet modest and acceptable to the public through a local revenue measure.

- A variety of **Public and Private Corporation and Foundation Grants** have been identified totaling several millions of dollars. The Hunt Library and identified uses align very closely with these funding sources. Please see Appendix.

IV. RECOMMENDATIONS AND ACTION ITEMS FOR CITY COUNCIL

- Direct the City Manager, utilizing city staff expertise, to develop a RFP/Q template for distribution. We recognize that ideas and concepts require a detailed narrative that defines governance, partnerships, staffing, operating budget, financial resources and planned use of interior space and/or grounds. The RFP/Q should be distributed in 2018, with a return deadline in spring 2019.
 - **GOAL:** To provide a realistic and competitive process that is substantive.
- Direct the City Manager to initiate contact with institutions, organizations, foundations for partnerships and grants, involving others who bring additional knowledge and understanding of those to be approached.
 - **GOAL:** To follow up where appropriate, related to the timing of the RFP/Q process.
- Direct the City Manager to have planning and engineering staff, including the landscape division, come up with a plan to complete the following:
 1. Redesign the entrance along Basque Avenue, to create a tree-lined ambience that provides a canopy of shade and beauty and provides a buffer from the railroad corridor.
 2. Enhance the entrance on Pacific Drive by widening the foot bridge over the barranca to highlight the building and provide a welcoming access.
 3. Relocate the Dog Park to a more suitable location as the current location on the Hunt grounds is not in alignment with the original gift to the city or its intent.
 - **GOAL:** These new re-designs make the statement that people entering are coming to a treasured asset, a Mid-Century Modern Pereira designed building with commensurate offerings.
- Direct the City Manager to have the Finance Department provide data on local revenue options.
 - **GOAL:** This is to provide correct information and data for future decisions only.
- That Council direct a request to the Parks and Recreations Commission that the Hunt Library grounds, be designated as a park, including the entire

City-owned grounds. That it be part of the Five Year Capital Improvement Plan, as a top priority, in order to be eligible for park dwelling fees. (See GOAL under Finance.)

- That Council direct the Bicycle Users Task Force to evaluate bike paths along the railroad corridor from Independence Park, with Hunt Library as a destination.
 - **GOAL:** To review alternative bicycle routes as they relate to the Hunt Library in concert with their Bicycle Master Plan.
- Should the Council, at some point, decide to explore additional local revenues, they should consider appointing a broad-based, diverse Blue Ribbon Committee to serve as advocates in the larger community.

V. APPENDICES

- List of Agencies, Institutions, Organizations to receive an RFP/Q
- Statement from the Library Board of Trustees and their three main points
- Potential Grants
- Web Sites

List of Agencies, Institutions, Organizations to receive an invitation to submit a response to an RFP/Q for a non-exclusive, open process.

City of Fullerton, Parks and Recreation Department, Hugo Curiel, Director, including the Parks and Recreation Commission.

Fullerton Public Library, Judy Booth, Director, including the Library Board of Trustees.

Muckenthaler Cultural Center, Director, Farrell Hirsch, Director, include Board of Trustees. Farrell @the muck.org.

Fullerton Museum Center, Amanda Arbiso, Parks and Recreation Manager, ATTN: staff and Board of Trustees. amandaa@cityoffullerton.com

Friends of the Fullerton Library – Contact: Denise (Dee) Steedman, dswsteedman@yahoo.com.

Elizabeth Oates, President, Fullerton Library Foundation, Board of Trustees. mandeoates@hotmail.com

Fullerton School District, Robert Pletka, Ed.D. Superintendent; Hilda Sugarman, President. 1401 West Valencia Drive, Fullerton, CA. 92833

Fullerton Joint Union High School district, Scott, Scambray, Ed.D., Superintendent; Andy Montoya, President, 1051 W. Bastanchury Rd., Fullerton, CA 92833

CSUF – California State University Fullerton – a. Department of Literacy and Reading Education, Hazel Miller Croy Reading Center, Kathryn Bartle Angus, M.S., Director, HMC Croy Center. kangus@fullerton.edu – 2600 Nutwood Avenue. CP-570, Fullerton, CA 92831; b. College of the Arts – Dale A. Merrill, Dean, College of the Arts; Dr. Katherine Powers, Interim Director, School of Music; College of the Arts, CSUF – VA 199, P.O. Box 6850, Fullerton, CA 92834-6850. c. CSUF Department of History, Center for Oral and Public History, College of Humanities and Social Sciences. Contacts: Dr. Natalie Fousekis, Director and Abby Waldrop, Archivist.

North Orange Community College District, North Orange Continuing Ed, Valentina Purtell, Provost, NOCCCD Anaheim Campus, 1830 W. Romneya Drive, Anaheim, CA 92801.

All the Arts for all the Kids Foundation. Loralynn Eschner, Director. 1401 W. Valencia Drive, Fullerton, CA. 92833. lauralyneschner@gmail.com.

Fullerton Beautiful, President Kay Miller. kayecon@aol.com. ATTN: Board of Directors.

Museum of Teaching and Learning, MOTAL, Contact: Greta Nagel, nagel@motal.org.

Fullerton Heritage, Ernie Kelsey, President. ATTN: Board of directors. ernie_kelsey@ahm.honda.com.

Norton Simon Art Foundation, Walter W. Timoshuk, President. 385 East Colorado Boulevard, Suite 240, Pasadena, CA 91101

Frederick R. Weisman Art Foundation; Email: [tours @weismanfoundation.org](mailto:tours@weismanfoundation.org)

Grace Ministries International, Grace Ministries University, Contact: James Cho

Fullerton Alanon Club, 530 W. Commonwealth Ave., Contact:

ICNA Relief organization. Contact: Kim Pollar Johnson

Hunt Library

There has never been a shortage of good ideas to realize the potential of a great space.

The “Hunt Problem” is not a deficiency of inspiration or will—it is a problem of resources. Given the City’s existing financial condition, it will be very difficult to return public library service to Hunt.

To make Hunt work, the library needs access to a stable funding. It needs a partner.

BACKGROUND

Originally gifted to the City of Fullerton in 1962 by the Norton Simon Foundation for the expressed use as a library and library park, the Hunt Library served Fullerton residents for five decades. In response to the Great Recession and following an expansion project at the Main Library, Hunt’s operational budget dramatically declined. Hunt opened for two half-days a week and the grounds became impacted by a growing community experiencing homelessness.

In 2013, the Trustees closed the branch in response to serious safety concerns. The City did not appropriate funds in fiscal year 2013/14 and approved a lease with a neighboring property owner shortly thereafter. The library remains leased today with no funds projected to address operating costs, maintenance, or improvements to the surrounding parcels—including general access improvement.

PROPOSAL

Hunt Library’s architecture, history of service to a specific section of Fullerton, and intangible contributions to decades of Fullertonians qualify the library as a unique asset. It cannot be replaced.

As a unique asset, to realize its full potential it should also have a unique use. These uses may include a focus on arts and music, technology, urban agriculture, and community event space.

The Library Board of Trustees seeks parties capable of providing resources sufficient for 240 days of operation per year, with access to specialized expertise necessary to provide unique programming within a preferred focus area to continue education and growth for Fullerton’s diverse communities.

MEASURES OF SUCCESS

The State of California affords public gifts made to libraries certain protections and privileges. To facilitate discussion concerning the future of the Hunt Library, the Board of Trustees agreed future use must align with three points to be consistent with the intent of the original gift:

1. Free—Substantive use must be provided at no cost
2. Open to the Public—Substantive hours must include access for everyone
3. Celebrates Literacy—Use shall be evaluated in four areas:
 - a. Promoting a sense of community—Who we are
 - b. More than books, it’s about people—What we know
 - c. Promoting Discovery and Growth—How we grow
 - d. Welcoming to All

In addition, secondary targets include rehabilitation and improvement of the building and grounds; however, these items need not necessarily be addressed by prospective partners or operators.

Potential Grants

Mutual of Omaha Foundation for capital projects in Orange County.

Wilson W. Phelps Foundation of Fullerton, CA.

. Our Town – National Endowment for the Arts

- a. \$25,000 to \$200,000 in matching grants
- b. Ongoing – Current Intent to Submit Due by 8/9/18
- c. Our Town is the National Endowment for the Arts' creative placemaking grants program. These grants support projects that integrate arts, culture, and design activities into efforts that strengthen communities by advancing local economic, physical, and/or social outcomes.
- d. Successful Our Town projects ultimately lay the groundwork for systemic changes that sustain the integration of arts, culture, and design into strategies for strengthening communities.
- e. <https://www.arts.gov/grants-organizations/our-town/introduction>

. Arts Works – National Endowment for the Arts

- a. \$10,000 to \$100,000
- b. Ongoing – current Intent to Submit Due by 7/12/18
- c. Art Works is the National Endowment for the Arts' principal grants program. Through project-based funding, we support public engagement with, and access to, various form of excellent art across the nation, the creation of art that meet the highest standards of excellence, learning in the arts at all stages of life, and the integration of the arts into the fabric of community life.
- d. <https://www.arts.gov/grants-organizations/art-works/grant-program-description>

. Creative California Communities

- a. Current Grants up to \$150,000
- b. Application Window Opens Late 2018
- c. Stimulate increased participation/engagement in the arts and cultural activities by residents and visitors, and create opportunities for California artists. Activate new arts activities or expanded arts activities/elements within an ongoing event.
- d. <http://www.cac.ca.gov/programs/ccc.php>

. Getty Foundation

- a. Total Grants Awarded: over \$27,000,000, amounts vary
- b. Application Window Opens Late 2018
- c. The Getty has been the only major foundation that supports art history and conservation on a fully international basis. We have always defined the term "art" very broadly, to encompass all times, all places, and all media. And we believe in the importance of the quiet work that goes on behind-the-scenes but is absolutely necessary for public projects to succeed: research, conservation, and interpretation. These values have guided us well, and we look forward to sharing our continuing work.
- d. <http://www.getty.edu/foundation>

The Getty Foundation: "Keeping It Modern" Architectural Conservation Grants
http://www.getty.edu/foundation/initiatives/current/keeping_it_modern/index.html
The 12 projects – all for 20th century architectural endeavors – funded in 2017 came to a grant total just shy of \$1.7MM! (About \$142,000 each.)

William and Flora Hewlett Foundation

- a. Total Grants Awarded: over \$22,000,000, amounts vary

- b. Application Window Opens Late 2018

- c. Nurturing and interest in the arts among young people brings many benefits to society, ranging from cognitive growth and social bonding for individuals, to cross-cultural understanding and economic activity for communities. Effective arts education can nurture a lifelong interest in the arts, build audiences for the future, and-particularly through the public education system-reach a broad segment of students at a critical time in their development. The Hewlett Foundation seeks to provide equal access for California students to engage in the arts at every level, from introductory programs to professional training. Our goal is to increase the number of California students learning about the arts. We aim to fund the most effective arts education programs in school, after school, and out of school.

- d. <https://hewlett.org/strategy/arts-education>

California Arts Council

- a. Numerous Grant Opportunities Available
- b. Application Window Opens Late 2018
- c. The California Arts Council invests in California nonprofit organizations and units of government via competitive grant programs, administered through a multistep public process. Program details including availability, application deadlines, guidelines, and more can be found via the links below.

- d. <http://cac.ca.gov/programs>

The Kresge Foundation

- a. Numerous Grant Opportunities available, some up to \$1,500,000.
- b. Application Window Opens Late 2018
- c. The Arts and Cultural Heritage program seeks to nurture exceptional creative accomplishment, scholarship, and conservation practices in the arts, while promotion a diverse and sustainable ecosystem for these disciplines. The program supports the work of outstanding artists, curators, conservators, and scholars, and endeavors to strengthen performing arts organizations, arts museums, research institutes, and conservation centers. Alongside our continued commitments to exemplary programs in the performing arts, art history, and conservation.
- d. <https://mellon.org/programs/arts-and-cultural-heritage/>

Additional Ideas Provided on September 4, 2018.

.The Mellon Foundation

- a. Numerous Grant Opportunities Available, some up to \$3,500,000
- b. The Arts and Cultural Heritage program seeks to nurture exceptional creative accomplishment, scholarship, and conservation practices in the arts, while promoting a diverse and sustainable ecosystem for these disciplines. The program supports the work of outstanding artists, curators, conservators, and scholars, and endeavors to strengthen performing arts organizations, art museums, research institutes, and conservation centers., alongside our commitments to programs in performing arts, art history, and conservation.
- c. <https://mellon.org/programs/arts-and-cultural-heritage/>

.Tauck Ritzau Innovative Philanthropy

- a. Numerous Grant Opportunities Available
- b. As global citizens, we have witnessed the importance of culture and the promise it holds. Since 2007, we have made multi-year investments around the world in causes that work to create viable economic development opportunities and improved quality of life for local communities through the promotion of culture and the preservation of cultural heritage.
- c. <http://tripgiving.org/index.php#contact>

Carnegie Corporation of New York

- a. Numerous Grant Opportunities Available
- b. Program staff identify organizations to implement projects that are designed to help the foundation attain its various programmatic goals. Our aim is to invest in innovative projects that can have measurable impact and can create meaningful, transformative change.
- c. <https://www.carnegie.org/grants/>

.The Kinsmen Foundation

- a. Numerous Grant Opportunities Available
- b. Historic preservation has been our principal funding area since our beginning. In 2006 we identified our primary interest in this area as architectural preservation — the preservation, rehabilitation, restoration and reconstruction of historic buildings, structures and related sites. Most of the projects we fund involve buildings that are listed in the National Register of Historic Places, either individually or as a contributing resource in an historic district.
- c. <http://www.kinsmanfoundation.org/guidelines/eligibility.htm>

Web Sites for Reference

- Montalvo Arts Center <http://montalvoarts.org/> This historic landmark built in 1912 by James Duval Phelan (1861-1930) was converted into a public-private partnership Art Center with details here: <http://montalvoarts.org/about/history/>
- Sarasota Florida has two dedicated spaces at libraries called Creation Stations (<https://www.scgov.net/government/libraries/library-resources/creation-station#ad-image-0>) and it is exploding there as they try to create learning spaces in the libraries. In fact, they just received a grant for 1 million to expand it to all the other libraries and add a mobile unit (like a bookmobile). <http://www.heraldtribune.com/news/20180731/charles-amp-margery-barancik-foundation-awards-nearly-4-million-in-local-grants> The Sarasota County Library Foundation secured the funds through various grants for the new Creation Stations and subsequently created an endowment to feed its annual costs. Hunt Library is the perfect spot for this. Not only could it have everything from sewing machines, to the computers with Adobe Creation on it, Hunt Library has rooms that could be used as studio spaces or instruction spaces. Melrose Center in Orlando.
<http://tic.ocls.info/>
Glendale, CA
Makerspace <https://www.glendaleca.gov/government/departments/library-arts-culture/downtown-central-library/makerspace>
Glendale, CA
Soundspace <https://www.glendaleca.gov/government/departments/library-arts-culture/central-library-grand-re-opening-may-1-2017/soundspace>
- Plaza de la Raza Cultural Center for the Arts & Education - A cultural oasis in the heart of East Los Angeles, providing quality arts education to Los Angeles students since 1970. Their School of Performing and Visual Arts has opportunities for students of all ages, courses ranging from entry level to conservatory level, and free classes for qualifying low income families. It offers affordable after-school, intergenerational arts education programs to nearly 5,100 children, teens and adults each year. Its mission is to foster enrichment of all cultures bridging the geographic, social, artistic, and cultural boundaries of Los Angeles, and beyond. Throughout the year, Plaza presents more than 450+ classes (beginning to advanced) that are taught quarterly by local artists and performers in theater, dance, music, and the visual arts. In addition, the center attracts more than 25,000 visitors each year with its free cultural programs, and manages almost 300 community volunteers. info@plazadelaraza.org or visit www.plazadelaraza.org.

- SHHAR - The Society of Hispanic Historical and Ancestral Research is a non-profit, all-volunteer organization, based in Orange County, founded in 1986, with the goal of helping others research their Hispanic genealogy and family history.
- Beyond Baroque is one of the United States' leading independent Literary | Arts Centers and public spaces dedicated to expanding the public's knowledge of poetry, literature and art through cultural events and community interaction. A place dedicated to the possibilities of language - 50 years - Founded in 1968, Beyond Baroque is based out of the original City Hall building in Venice, California. The Center offers a diverse variety of literary and arts programming including readings, workshops, new music and education. The building also houses a bookstore with the largest collection of new poetry books and CDs for sale and an archive that houses over 40,000 books, including small press and limited-edition publications, chronicling the history of poetry movements in Los Angeles and beyond. Through the years, Beyond Baroque has played muse to the Venice Beats, the burgeoning Punk movement and visiting scholars. Many of the city's leading literary talents, including Dennis Cooper, Wanda Coleman, Tom Waits, Exene Cervenкова and Amy Gerstler, are alumni of the Wednesday night poetry workshop. Mission: Beyond Baroque's mission is to advance the public awareness of and involvement in the literary arts; to provide a challenging program of events which promotes new work and diversity; to foster a place in the community for the exchange of challenging ideas and the nurturing of new work; to support writers through readings, workshops, books sales, publication, access to archived material and performance space; to encourage collaboration and cross-fertilization between writers and artists in multiple disciplines with the goal of producing mixed media art; to use the literary arts as a foundation for increasing education and literacy in our community. - 681 Venice Blvd, Venice, CA 90291 - (310) 822-3006
- 1888 Center, Kevin Staniec, 562-274-2707
<http://1888.center/>
 A cultural hub for Orange County: The innovative 1888 Center, a non-profit cultural center located in the Historic District of Old Towne Orange, California, is a bookstore, gallery, workshop and café serving Contra Coffee & Tea. Our goal as a nonprofit organization is to provide our diverse neighborhoods with curated content and lifelong learning programs that are educational and entertaining. Through storytelling, we synergize the creative efforts of individuals to provide essential tools for cultural and civic enrichment—empathy, opportunity, and a collaborative network.
- Architecture & Design Collections / UC Santa Barbara - UCSB professor David Gebhard (1927-1996) founded the ADC in 1963. Today it is one of the largest architectural archives in North America with more than 1,000,000 drawings, as well as papers, photographs, models, decorative objects, and furniture. The focus of the collection is the design and architecture of southern California from the late 19th through the early 21st century. More than 230 collections and archives. The ADC has received generous support from the Getty Foundation, the Council on Libraries and Information Resources (CLIR), Brent Harris and Lisa Meulbroek Harris, as well as the members of the Museum Council. museum-adc@ucsb.edu
- Palm Springs Art Museum Architecture and Design Center
 300 S Palm Canyon Dr, Palm Springs, CA 92262
 (760) 423-5260
- Orange County Museum of Art: OCMA
<https://www.ocma.net/>
 850 San Clemente Drive, Newport Beach, California 92660 949-759-1177