



Agenda Report

Fullerton City Council

MEETING DATE: MAY 7, 2019

TO: CITY COUNCIL / SUCCESSOR AGENCY

SUBMITTED BY: KENNETH A. DOMER, CITY MANAGER

PREPARED BY: JUDY BOOTH, LIBRARY DIRECTOR

SUBJECT: STUDY SESSION – CONSIDERATIONS TO BE INCLUDED WITHIN A REQUEST FOR PROPOSALS PERTAINING TO FUTURE USES OF THE HUNT BRANCH LIBRARY

SUMMARY

At the City Council's February 5, 2019 meeting the City Council directed Staff to hold a study session to further discuss the development of a Request for Proposal as recommended by the Library Ad Hoc Committee's (LAHC) Report (Report) identifying and prioritizing future potential uses of the Hunt Branch Library.

RECOMMENDATION

Direct Staff on prioritization of uses and / or additional uses of the Hunt Branch Library for inclusion in a Request for Proposals (RFP).

PRIORITY POLICY STATEMENT

This item matches the following Priority Policy Statements:

- Fiscal and Organizational Stability
- Infrastructure and City Assets.

FISCAL IMPACT

None at this time.

BACKGROUND

At their May 15, 2018 meeting, the City Council formed a Library Ad Hoc Committee to address the future of the Hunt Branch Library. The LAHC was directed to meet with the

goal of determining what funding might be available to fund the property as a Library or other opportunities for use of the property. City Council Members each made one direct appointment to the LAHC and those directly appointed members then appointed four additional members to the LAHC via an application process. The Library Director served as an ex-officio member and meetings were conducted publicly per the Brown Act.

Over the course of four meetings, the LAHC worked to identify and prioritize potential future uses of the Hunt Branch Library. The LAHC then produced a report (attached) to serve as a framework for the solicitation of a RFP. The LAHC report prioritizes future uses with examples as follows:

1. Literacy
 - a. Children's Library
 - b. ESL classes
 - c. Enrichment and tutoring
2. Art, Culture, Exhibits, Museum Uses
 - a. Display area for local artists and rotating exhibits and gift shop
 - b. Museum of Teaching and Learning, MOTAL
 - c. J Paul Getty Museum, Huntington, Norton Simon Art Foundation, Bowers Museum
 - d. Mid-Century Modern Museum
3. Events, Activity, Classes
 - a. Hosted piano and other instrumental recitals
 - b. Picnic venue
 - c. Music venue
 - d. Wedding venue
 - e. Yoga classes, folklorico and Tai chi
 - f. After School Club
 - g. North Orange County Continuing Education
 - h. Fullerton Alanon Club
 - i. ICNA Relief Organization.

The LAHC report also identified several funding related questions and includes a list of potential grant opportunities as well as a list of organizations in which to distribute the RFP for possible partnership opportunities.

DISCUSSION

At the City Council's February 5, 2019 meeting the City Council directed Staff to hold a study session to further discuss the development of a RFP as recommended by the

LAHC Report identifying and prioritizing future potential uses of the Hunt Branch Library.

Of note, on February 1, 2019 the State Office of Historic Preservation nominated the Hunt Center and Library for placement on the National Register of Historic Places. With this action, it also places the property on the California Register of Historical Resources. Placement on the National Registry affords a property the honor of inclusion in the nation's official list of cultural resources worthy of preservation and provides a degree of protection from adverse effects resulting from federally funded or licensed projects. Registration also provides a number of incentives for preservation of historic properties, including special building codes to facilitate the restoration of historic structures.

From the LAHC Report it was envisioned that the culmination of the process of repurposing the Hunt Branch Library would bring "a variety of compatible and creative uses that would 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."

Based on the LAHC Report, Staff recommends the development of a Request for Proposal (RFP) containing the following components of a scope of work in order to solicit a partner to develop the best use of the historic Hunt Branch Library and grounds:

- To solicit a partner in obtaining grants and other funding for capital and other improvements to the building and grounds to modernize its technology ability, make it accessibility compliant, and to repair and / or replace necessary plumbing, electrical and mechanical systems.
- To partner with a non-profit or educational institution in the uses of the site in accord with the Committee's First Priority for the future use of the building and grounds.
- To have a sufficient response period in which to receive partnership proposals and allow Staff to outreach and discuss various alternatives with potential partners based on the desired future uses developed by the LAHC, prior to bringing back a recommended future use for City Council consideration.
- To have Staff report back to City Council with a progress report on a regular basis.

Additionally, a letter from the Library Board of Trustees indicting their support and appreciation of the LAHC Report is attached. The letter also includes additional suggestions for consideration by the City Council.

Pending further direction from the City Council, an RFP will be solicited based upon the framework provided by the LAHC report. Responses to the RFP would tentatively be agendized for City Council consideration before the end of calendar year 2019.

Attachments:

- Attachment 1 – Library Ad Hoc Committee Report
- Attachment 2 – Library Board of Trustees Letter of Support – November 1, 2018