



HUSSEY-MAYFIELD
 **MEMORIAL PUBLIC**
LIBRARY



**Library Expansion
Worth Township**

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INTRODUCTION

The Hussey-Mayfield Memorial Public Library (HMMPL) is proposing an expansion of our service area to cover Worth and Perry Townships. This expansion would include the full extension of Library access and services to all residents in these townships and the construction of a Library branch in the Whitestown area of Worth Township.

Why We're Doing This

Our proposal adds service to both Worth and Perry Townships because one of our defining goals is to remove barriers to Library service and to position the Library as a role model of growth and inclusion in our community. At HMMPL our mission is service and we are committed to reaching beyond the traditional walls of the Library to provide library service that connects and inspires our communities. Extending services to the previously unserved townships of both Worth and Perry will allow us to link more people to services than ever before and create a continuity of service for all residents in Whitestown and Zionsville.

We are consistently contacted by residents of Perry and Worth Townships about getting Library access and we have provided more Library cards to residents of both Worth and Perry Township than any other Boone County library over the past five years. We are the library of choice for residents and we are dedicated to bringing library services to patrons of all ages where they are and when they need it. It is time for the growing community in Worth Township to have a library building in their backyard. We believe we are uniquely suited to provide the most robust range of services, programs, and materials at a minimal annual tax rate.

How We Got Here

This proposal has been in the works for several years, beginning with feedback from Worth and Perry Township residents and a request for service from the Whitestown Town Manager in March of 2018. HMMPL has worked diligently since that time to ensure that we have considered the legal and financial aspects of this move and to discuss the possibilities with the community stakeholders.

*See the Addendum, page 21 for more detailed look at our approach

How It's Done

Indiana Code 36-12-5-5 states that the library board of a public library may file an expansion proposal with the legislative body of the County for an expansion into more than one (1) township not currently being taxed for public library services. Whenever the legislative body of a county receives the expansion proposal under this section, the legislative body may agree to the expansion proposal by written response.

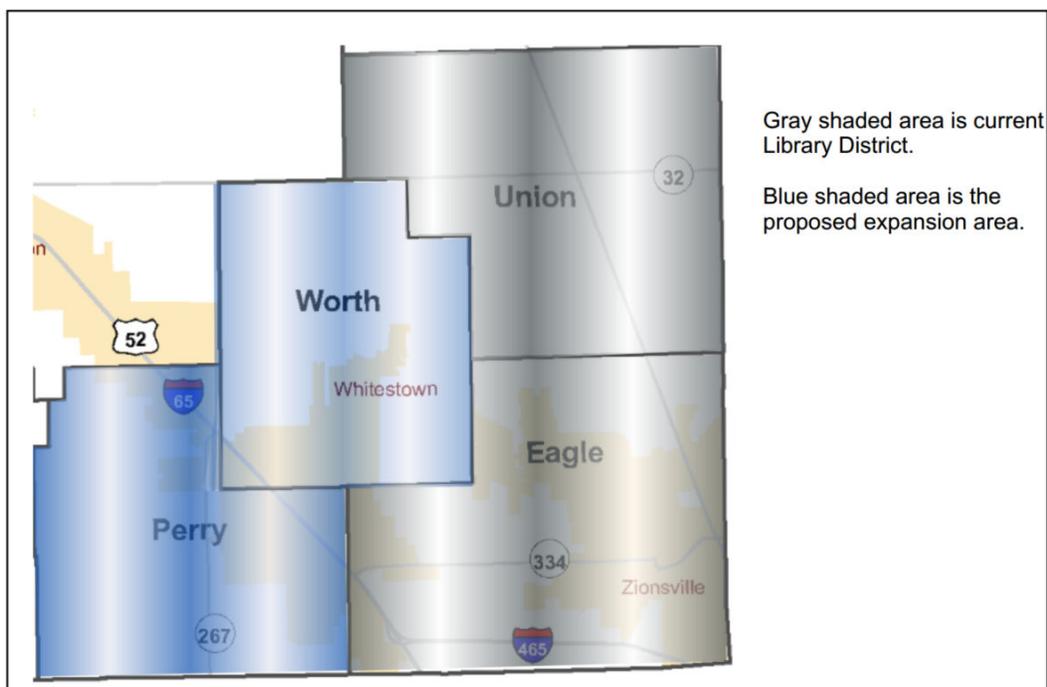
HMMPLs Current Service Area

The current Library district is made up of Eagle and Union Townships and includes portions of both Zionsville and Whitestown. The Library's 2020 certified net assessed value is \$3,036,116,706.

Expanded Service Area

This proposal would bring all of Zionsville and Whitestown into HMMPL's service area. Worth Township's 2020 certified net assessed value is \$284,072,524. Perry Township's net assessed value outside of the corporate boundaries of Lebanon is \$167,189,537. The proposed net assessed value of the proposed Library district is estimated to be \$3,487,378,767. The new proposed Library net assessed value would be approximately a 15% increase in net assessed value of the current Library district.

The map below shows the current and proposed expanded Library boundaries:



The Current Situation

Currently, residents of Worth and Perry Townships are not in a public library service district and must pay a fee to use a library, as directed by state statute. Residents of Worth Township are eligible to have one card from HMMPL for every household paid for by the Worth Township Trustee and Perry Township residents are responsible for the full cost of all HMMPL cards. The rate is determined using a formula determined by the state and is discounted through a contractual agreement each year.

Library of Choice - 2019 HMMPL Cards Issued to Worth and Perry Residents

Township	Number of Cards	Cost to Township
Worth	261	\$15,728.10
Perry	12	N/A

When you look at the numbers, HMMPL has been the library selected by Worth Township residents at a rate of approximately **3 to 1** when compared to the next closest library, the Lebanon Public Library. In 2019, HMMPL issued 261 cards to Worth Township residents and the Lebanon Library issued approximately 80.

FINANCIAL SUMMARY

The Financial Analysis was provided by Nichole Franklin, COO, Peters Municipal Consultants, LTD

Cost of Expansion - Potential Operational Costs

The Library Board has three (3) different cost scenarios based on various potential Worth Township Branch sizes. A new branch will create additional staffing and operating cost. Therefore, the size of the branch will dictate the estimated cost of the expansion. The Library and Board are committed to providing the taxpayers of Worth and Perry Township the same outstanding Library services that it offers the current Library district taxpayers. The three (3) different general fund cost estimates, estimated levies, and estimated tax rates are listed in the table below. General fund costs are the operational costs of the library, like personnel, supplies, and materials.

Potential General Fund Cost	\$295,000 ¹	\$550,000 ²	\$820,000 ³
Estimated General Fund Levy	\$1,342,913	\$1,582,913	\$1,792,913
Estimated General Fund Tax Rate ⁴	\$0.0376	\$0.0443	\$0.0502

¹ Cost of a library that is approximately 15,000 square feet

² Cost of a library that is approximately 20,000 square feet.

³ Cost of a library that is approximately 30,000 square feet.

⁴ Tax rate is derived from dividing that levy by the proposed expanded net assessed value and multiplied by 100.

Tax Rate for Expanded Service Area

The table below depicts the total tax rate for the expansion proposal and potential new debt on the taxpayers of Worth and Perry Township. The new debt covers the cost to build the library building.

	\$295,000 Proposal	\$550,000 Proposal	\$820,000 Proposal
Estimated Debt Service Tax Rate ⁵	\$0.0159	\$0.0159	\$0.0159
Estimated General Fund Tax Rate	\$0.0376	\$0.0443	\$0.0502
Estimated Total Tax Rate	\$0.0535	\$0.0602	\$0.0661

⁵The 2020 debt service rate of the Library is estimated to fund approximately between a \$6 and \$8 million debt issuance.

Impact on the Current HMMPL Service Area

The Library currently has a debt service levy that will go through 2023. The current debt service of the Library will not be placed on the taxpayers of Worth and Perry Townships, only any new debt. The Library would debt finance the construction of the new branch. There may be a slight overlap of the 2 debts on the current taxpayers until the current debt obligation pays off in 2023. However, the impact of any new debt may be offset by the large current and proposed assessed value of the Library district.

The current tax rate for the Library is \$0.0502 for both the General Fund and Debt Service Fund. The increases of the various proposals are in the table below.

	\$295,000 Proposal	\$550,000 Proposal	\$820,000 Proposal
Estimated Debt Service Tax Rate ¹	\$0.0159	\$0.0159	\$0.0159
Estimated General Fund Tax Rate	\$0.0033	\$0.0100	\$0.0159
Estimated Total Tax Rate	\$0.0192	\$0.0259	\$0.0318

¹ This is the new debt service rate for the Worth Township Branch. Taxpayers in the current Library district will pay this rate on top of the existing rate until the existing rate pays off in 2023.

What if Perry Doesn't Join In?

The impact of Perry Township on the total cost of library service and building a new branch is minimal (less than half of one cent per \$100 of valuation) because Perry accounts for less than 5% of the estimated net assessed value of the new service area.

Potential General Fund Cost Increase	\$295,000	\$550,000	\$820,000
Tax Rate including Perry Twp.	\$0.0376	\$0.0443	\$0.0502
Tax Rate excluding Perry Twp.	\$0.0395	\$0.0465	\$0.0527

Comparison of Proposed Tax Rates

	HMMPL (Worth and Perry Proposal)	HMMPL (Worth Only)	Lebanon Public Library
\$295,000 General Fund	\$0.0376	\$0.0395	\$0.0606
Debt Service for a 15,000 SF Building	\$0.0159	\$0.0159	\$0.0451
Estimated Total Tax Rate	\$0.0535	\$0.0554	\$0.1057

Taxpayer Impact

Estimated Annual Taxpayer Impacts for Taxpayers in Worth and Perry Townships

Gross Assessed Value	Net Assessed Value ²	\$295,000 Proposal	\$550,000 Proposal	\$820,000 Proposal
\$75,000 Home	\$16,500	\$8.82	\$9.93	\$10.90
\$146,900 Home ³	\$63,235	\$33.81	\$38.06	\$41.77
\$150,000 Home	\$65,250	\$34.89	\$39.27	\$43.10
\$200,000 Home	\$97,750	\$52.27	\$58.83	\$64.57
\$250,000 Home	\$130,250	\$69.64	\$78.39	\$86.04
1 Acre Agricultural Land⁴		\$0.68	\$0.77	\$0.85
100 Acres Agricultural Land⁴		\$68.44	\$77.03	\$84.55
\$100,000 Commercial/Rental Property		\$53.47	\$60.18	\$66.06

² For homes, assumes the homestead deduction, supplemental homestead deduction and mortgage deduction.

³ Median home value for Worth Township per the U.S. Census Bureau.

⁴ Per the Department of Local Government Finance, the base rate for agricultural land is \$1,280/acre for taxes payable in 2020. Actual value may vary based on productivity factors.

Estimated Annual Taxpayer Impacts for Taxpayers in Worth Township without Perry.

Gross Assessed Value	Net Assessed Value²	\$295,000 Proposal	\$550,000 Proposal	\$820,000 Proposal
\$75,000 Home	\$16,500	\$9.13	\$10.30	\$11.32
\$146,900 Home³	\$63,235	\$35.01	\$39.47	\$43.37
\$150,000 Home	\$65,250	\$36.12	\$40.72	\$44.75
\$200,000 Home	\$97,750	\$54.11	\$61.01	\$67.04
\$250,000 Home	\$130,250	\$72.11	\$81.29	\$89.33
1 Acre Agricultural Land⁴		\$0.71	\$0.80	\$0.88
100 Acres Agricultural Land⁴		\$70.86	\$79.89	\$87.79
\$100,000 Commercial/Rental Property		\$55.36	\$62.41	\$68.58

² For homes, assumes the homestead deduction, supplemental homestead deduction and mortgage deduction.

³ Median home value for Worth Township per the U.S. Census Bureau.

⁴ Per the Department of Local Government Finance, the base rate for agricultural land is \$1,280/acre for taxes payable in 2020. Actual value may vary based on productivity factors.

Estimated Annual Difference if Perry Township was excluded

Gross Assessed Value	Net Assessed Value²	\$295,000 Proposal	\$550,000 Proposal	\$820,000 Proposal
\$75,000 Home	\$16,500	\$0.31	\$0.37	\$0.42
\$146,900 Home³	\$63,235	\$1.20	\$1.41	\$1.60
\$150,000 Home	\$65,250	\$1.23	\$1.45	\$1.65
\$200,000 Home	\$97,750	\$1.84	\$2.18	\$2.47
\$250,000 Home	\$130,250	\$2.47	\$2.90	\$3.29
1 Acre Agricultural Land⁴		\$0.03	\$0.03	\$0.03
100 Acres Agricultural Land⁴		\$2.42	\$2.86	\$3.24
\$100,000 Commercial/Rental Property		\$1.89	\$2.23	\$2.52

² For homes, assumes the homestead deduction, supplemental homestead deduction and mortgage deduction.

³ Median home value for Worth Township per the U.S. Census Bureau.

⁴ Per the Department of Local Government Finance, the base rate for agricultural land is \$1,280/acre for taxes payable in 2020. Actual value may vary based on productivity factors.

Estimated Annual Taxpayer Increases for Taxpayers in Current Library District with a Worth and Perry Expansion

Gross Assessed Value	Net Assessed Value²	\$295,000 Proposal	\$550,000 Proposal	\$820,000 Proposal
\$75,000 Home	\$16,500	\$3.17	\$4.27	\$5.25
\$150,000 Home	\$65,250	\$12.53	\$16.90	\$20.75
\$200,000 Home	\$97,750	\$18.77	\$25.32	\$31.08
\$250,000 Home	\$130,250	\$25.01	\$33.73	\$41.42
\$355,800 Home³	\$199,020	\$38.21	\$51.55	\$63.29
1 Acre Agricultural Land⁴		\$0.30	\$0.40	\$0.50
100 Acres Agricultural Land⁴		\$29.95	\$40.40	\$49.61
\$100,000 Commercial/Rental Property		\$19.20	\$25.50	\$31.80

² For homes, assumes the homestead deduction, supplemental homestead deduction and mortgage deduction.

³ Median home value for the Town of Zionsville per the U.S. Census Bureau.

⁴ Per the Department of Local Government Finance, the base rate for agricultural land is \$1,560/acre for taxes payable in 2020. Actual value may vary based on productivity factors.

Taxes Matter!

In one way or another, your tax dollars fund all of the public services that you rely on, like schools, roads, fire departments, and much more. While some local property owners may see little to no tax increase due to property tax caps, the cost to provide services is still very important. If property tax caps have been met, tax dollars will be shifted from other community services to cover proposed library expansion costs. That's why getting the most for your dollar is extremely important. The lower the cost, the lower the budget impact.

Estimated Property Tax Cap (Circuit Breaker) Impact of an HMMPL Expansion

Estimated Circuit Breaker Loss for \$295,000 Proposal just including Worth

	<u>2020*</u>	<u>Estimated 1st year**</u>	<u>Estimated Increase in Circuit Breaker Loss</u>
County	416,882.86	418,649.16	1,766.30
Zionsville	376,559.01	380,231.08	3,672.07
Whitestown	1,419,835.23	1,420,811.70	976.47
Worth	1,075.80	1,076.65	0.86
Zionsville Sch	2,358,554.49	2,369,231.52	10,677.04
Lebanon Sch	131,073.31	131,170.97	97.66
Library	91,576.64	135,224.70	43,648.06
	<u>4,795,557.32</u>	<u>4,856,395.78</u>	<u>60,838.46</u>

* Per the 2020 Boone County abstract.

**Assumes full debt and operating levy in the first year for conservative purposes. Proposed building debt service tax rate may not start until 2nd year of library services based on timing of approval, and the start of the project. Assumes a linear relationship between 2020 rate and circuit breaker amount and the 1st year of library services tax rate and circuit breaker. The Circuit Breaker relationship is not linear, but that is the methodology used for illustrative purposes.

Current and Proposed Debt Payment Schedule



The Library’s current bonds will be paid off in 2023. That doesn’t mean that construction on a new branch Library will be on hold until this date. Once this proposal is approved by all necessary governing bodies, the Library will have access to the funds from the bonds in a few short months. The Library also has the capacity to use existing funds and fundraising efforts to begin work whenever needed.

PROPOSED BRANCH

Size

HMMPL is proposing three building size options: 15,000 SF, 20,000 SF, 30,000 SF. The branch will be a full-service branch with added options depending on the size and needs of the community. Working closely with the Worth Township Trustee and Advisory Board, and with input from Perry Township officials, we will determine the best size and costs for the community.

What's the Plan?

Our plan is to work closely with representatives from Worth and Perry Township to identify the needs of the communities and residents. The Library would develop a survey and hold community meetings to discuss options and work to develop a plan for the building and grounds that works best for everyone. We intend to develop a library that offers all of the services and materials that HMMPL patrons have come to expect and also meets the needs of these unique communities. Patrons can expect a full-service branch with modern amenities and spaces.

Location

HMMPL will use this feedback from community representatives and residents to determine an ideal site in Worth Township. The Library is committed to building a branch in Worth Township. The site selection will depend upon community input, necessary size for the library, parking, and outdoor space, and convenience and accessibility for residents.

Timeline

From full approval from all necessary approving bodies to receiving funds to begin work will be a quick process that will take a few short months. The time to develop and build the branch depends on the community input and best timing for the entities involved. We want to ensure that we are responsive and we take the time that is necessary to provide the best possible building and services. A library is a lifelong commitment that will impact generations of residents in Worth Township. We want to ensure that we take the time that's needed to do this right.

BUILDING A LIBRARY:

Steps in the process



How fast can this happen? A branch could be open to the public as soon as late 2021. The building process can be as quick or as deliberate as the Worth Township and Boone County entities feel is necessary. The timing will depend on several factors, including the approval process, feedback, and construction needs.

When Can Services Start?

If approved, services can start as soon as the taxing districts are combined. Outreach services like bookmobile stops, homebound delivery, and offsite programs in Worth and Perry Township locations, can begin as early as this fall with an agreement with the appropriate governing authorities.

HMMPL has purchased a bookmobile that is expected to be on the road by the fall of 2020. If the expansion is approved, the bookmobile will make regular stops in neighborhoods, schools, assisted living facilities, and more throughout our entire service area. The Library is also able to make visits to offsite locations for programming.

In addition, the Library has purchased a book drop for returned materials with the intention of placing it in the western edge of our service district or within the new service district if the proposal is approved. This would allow users to return materials more easily at a convenient location.

Will the Makeup of the Board Change?

The State determines the makeup (appointing bodies) of every Library Board. We will follow all applicable state laws regarding the makeup of our Board. Our current Board of Trustees is made up of 2 appointments from the County Commissioners, 2 appointments by the County Council, and three appointments from Zionsville Community Schools. We will commit to have representation from the entirety of our expanded service area.

HMMPL's Board of Trustees is also committed to starting an advisory committee of members from Lebanon Community Schools, Worth Township, Whitestown, and others as soon as the taxing districts are combined so that the new service areas as represented as soon as possible in Library governance.

ABOUT THE HUSSEY-MAYFIELD MEMORIAL PUBLIC LIBRARY

At the Hussey-Mayfield Memorial Public Library, our mission is service. We are a link to information as well as a vehicle for continued learning. With resources on our shelves and online, we strive to connect our community to new ideas and the information they seek. We develop services and resources to inspire curiosity, advance education, and cultivate a love of reading.

Our Vision

To be an innovative, forward-thinking community hub that inspires a welcoming culture of connectivity and discovery well beyond the Library's walls.

Key Values

- Vision
- Enthusiasm
- Connection
- Exploration
- Collaboration

By the Numbers:

2019 Statistics Highlights

Circulation

579,536

Our library ranked 5th in the state by per capita circulation.

Programs

Total Programs: 1,292

Total Program Attendance: 37,199

HMMPL saw the highest program attendance in Library History.

In a 2019 benchmarking study done by the Library, using data from the Institute of Museum and Library Services 2017 Public Library Survey, HMMPL was first among national and state peers (libraries identified as having being close in both service population and budget size) in both the number of programs per capita and total program attendance per capita,

Our Collection

Patrons of HMMPL have access to over 7 million items through the Evergreen Library Consortium. The Library also has a variety of special collections available, including Wi-Fi hotspots, book club kits, book packs for children, and maker kits.

We provide access to a wide-range of databases and downloadable media, including access to Consumer Reports Online, The New York Times Online, CreativeBug (arts and crafts tutorials for all ages), Acorn TV (streaming content from Britain and beyond), OverDrive (eBooks, magazines, downloadable audiobooks and more), Kanopy (streaming movies), Freegal (streaming and downloadable music), Hoopla (eBooks, downloadable audiobooks, streaming movies and tv, and much more), Tutor.com (live homework help and tutoring), and many more.

Our Services:

The Library offers services for every life stage, including:

- App-based curbside services
- Wi-Fi and internet use, including in-house laptop lending coming soon
- Regular visits to schools, daycares, senior centers, assisted living facilities, and homebound patrons.
- Test proctoring and reservable study rooms and meeting rooms
- Chat and in-person reference services
- Resume assistance and homework help
- Programs for all ages from babies through adults
- Partnerships with community organizations, including the Arc of Boone County, Zionsville Community Schools, and the Zionsville Nature Center

The Library is for everyone and we strive to offer content and services that exceed our community's expectations and provide opportunities for learning, connection, and fun.

Service to Schools

The HMMPL's Youth Services Department regularly works with teachers and media specialists of the five elementary schools in the Zionsville Community Schools. In addition, more than 2000 children from at least nine other schools outside of the ZCS corporation, including homeschooled children, actively participate in our Summer Reading Program each year.

Specifically, HMMPL Youth Services has supported schools (and families) through the following means:

- Acquiring materials - Communicated with teachers and media specialists in order to have resources at-the-ready for school assignments that support curriculum, such as gathering copies of the same book for an entire class to read together.
- Eliminating the "summer slide" with an incentivized Summer Reading Program - Coordinated with schools to provide incentives for students to participate at high levels for the best results, such as tracking completion and throwing a popsicle party at the start of the new school year.
- Conducting staff training - Hosted teachers and media specialists to learn about databases our Library offers and improve skills, such as how to mend books.
- Acquiring grants - Written grant letters of support, such as the ZCS Strong Start Grant to improve the transition from preschool to Kindergarten.
- Making appearances - Participated in individual school events, such as Kindergarten Round-up to register children for Library cards and provide information about our services.
- Providing services - Created valuable experiences, such as a Roald Dahl Day, presented to the entire student body of one elementary school.

This same support will be available to the teachers and students who live in Worth Township and attend Perry-Worth Elementary School.

Additionally, our broad reach with preschool programming has proven to be an asset to many schools. We regularly visit preschools in the Western Zionsville area, such as Eagle Preschool and Primrose School, many of which currently serve Worth residents. As the many planned neighborhoods of Worth Township materialize, we will incorporate those area preschools into our outreach plan.

Fine Free

In the HMMPL's Strategic Plan 2020-2023, we brought our longstanding value of removing barriers to the forefront as a guiding principle. As the COVID-19 pandemic began sweeping across the country causing widespread closures and an economic downturn with still unknown consequences, we knew going fine free was the right move to remove barriers to Library services for our patrons. In times of economic hardships, libraries are invaluable resources, providing internet access needed to apply for benefits, write resumes, and apply for jobs. We erased all past overdue fines and stopped any new fines from accruing. We are committed to finding ways to provide Library access to our community when they need it.

Fundraising Support

The Library currently has two fundraising arms; The Friends of the Hussey-Mayfield Memorial Public Library and the Hussey-Mayfield Memorial Public Library Foundation. Both are active and fundraise for the Library throughout the year.

The Friends organization has been around for over 40 years and is run by a group of active volunteers. They host book sales, our famous Secret Snowflake Shop, and dine-to donate events. They have supported a variety of library needs, including summer reading club prizes and supplies, winter reading programs and supplies, purchasing lendable checkout baskets, and helping with staff professional development.

The Foundation has been around for more than 20 years and recently hired a Director of Development and administrative support for greater fundraising capacity. They fundraise and manage a quasi-endowment from some of the original founders of the Library, including Laura Hussey, Mary Mayfield, and Olive Hoffman. The Foundation has supported many library projects, including recent grants for the Children's Sensory Garden, purchasing a Mamava lactation station for nursing mothers, and bringing Indiana native and NASA Astronaut, Jerry Ross to the Library.

These organizations support the entire Library, and would be included in the work to provide expanded services. Help from these organizations can bring awareness to the project and assist with providing support for the fundraising needs of a new branch of HMMPL.

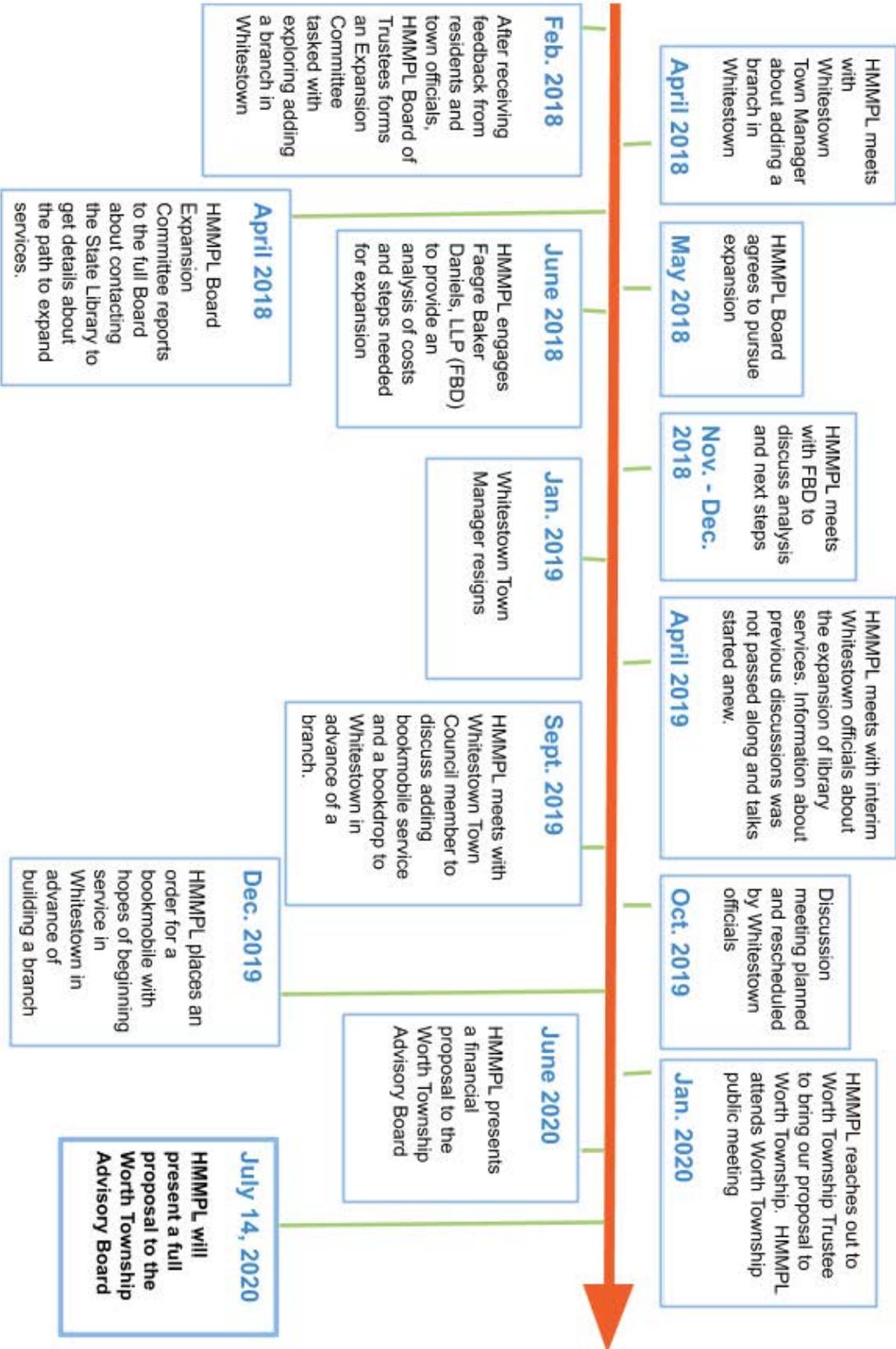
OUR COMMITMENT

Our goal is to work WITH the residents of Worth and Perry Townships to remove barriers and provide access to Library services. For us, communication is key. We are committed to working with residents and stakeholders to develop a Library that best meets their needs. We are also ready to take the time we need to do this right.

A Library branch is a commitment that can impact generations of residents. If our proposal is approved, we pledge to put a branch in Worth Township that will support the needs and ambitions of the community for years to come. We will work intentionally and ensure that your voice is heard and that we take the steps necessary to build a branch that will reflect the community, and inspires and connect its users.

ADDENDUM

Timeline: How We Got Here



This Document is for internal management use only.
 Actual results may vary and the differences may be material.

	Proposal Year 1	Proposal Year 2	Proposal Year 1	Proposal Year 2	Proposal Year 1	Proposal Year 2	Estimated LIT Impact 295,000
Boone County	9,227,096	10,113,776	9,227,096	10,053,176	9,227,096	10,081,365	(36,030)
Subtotal - County	9,227,096	10,113,776	9,227,096	10,053,176	9,227,096	10,081,365	(36,030)
Center Township	457,147	501,077	457,147	498,075	457,147	499,471	(1,785)
Clinton Township	8,075	8,851	8,075	8,798	8,075	8,823	(32)
Harrison Township	9,256	10,146	9,256	10,085	9,256	10,113	(36)
Jackson Township	34,883	38,235	34,883	38,006	34,883	38,112	(136)
Jefferson Township	16,724	18,332	16,724	18,222	16,724	18,273	(65)
Marion Township	15,454	16,940	15,454	16,838	15,454	16,885	(60)
Sugar Creek Township	56,795	62,252	56,795	61,879	56,795	62,053	(222)
Washington Township	12,408	13,600	12,408	13,519	12,408	13,557	(48)
Worth Township	216,058	236,820	216,058	235,401	216,058	236,062	(844)
Subtotal - Township	826,801	906,253	826,801	900,823	826,801	903,349	(3,228)
Lebanon Civil City	4,675,127	5,124,385	4,675,127	5,093,681	4,675,127	5,107,963	(18,255)
Advance Civil Town	87,860	96,303	87,860	95,726	87,860	95,994	(343)
Janestown Civil Town	96,089	105,322	96,089	104,691	96,089	104,985	(375)
Thorntown Civil Town	157,960	173,140	157,960	172,102	157,960	172,585	(617)
Ulen Civil Town	38,264	41,941	38,264	41,690	38,264	41,807	(149)
Whitestown Civil Town	4,927,297	5,400,786	4,927,297	5,368,426	4,927,297	5,383,479	(19,240)
Zionsville Civil Town	8,312,686	9,111,496	8,312,686	9,056,901	8,312,686	9,082,297	(32,459)
Subtotal - City / Town	18,295,283	20,053,373	18,295,283	19,933,217	18,295,283	19,989,110	(71,439)
Lebanon Public Library	838,268	918,822	838,268	913,316	838,268	915,877	(3,273)
Thorntown Public Library	266,790	292,427	266,790	290,675	266,790	291,490	(1,042)
Hussey-Mayfield Public Library	1,097,292	1,332,032	1,097,292	1,515,476	1,097,292	1,425,491	115,012
Subtotal - Library	2,202,349	2,533,281	2,202,349	2,719,467	2,202,349	2,632,858	110,697
Boone County Solid Waste Management Dist	0	0	0	0	0	0	0
Subtotal - Special	0	0	0	0	0	0	0
Western Book County School Corporation	0	0	0	0	0	0	0
Zionsville Community School Corporation	0	0	0	0	0	0	0
Lebanon Community School Corporation	0	0	0	0	0	0	0
Sheridan Community School Corporation	0	0	0	0	0	0	0
Subtotal - School	0	0	0	0	0	0	0
CERTIFIED TOTAL	30,551,529	33,606,682	30,551,529	33,606,682	30,551,529	33,606,682	0
Hussey-Mayfield Public Library							

Estimated LIT Impact

General Obligation Bond Capacity

General Obligation Bond Capacity

Calculation of General Obligation Bonding Capacity

2020 Certified Net Assessed Valuation (1)	3,036,116,706
Divided by 3	3
Times: 2% general obligation debt issue limit	2%
General Obligation debt issue limit	20,240,778
Less: Outstanding General Obligation debt	-
Estimated General Obligation Bonding Capacity	20,240,778

(1) Per the Department of Local Government Finance's 2020 Certified Net Assessed Valuation for Boone County

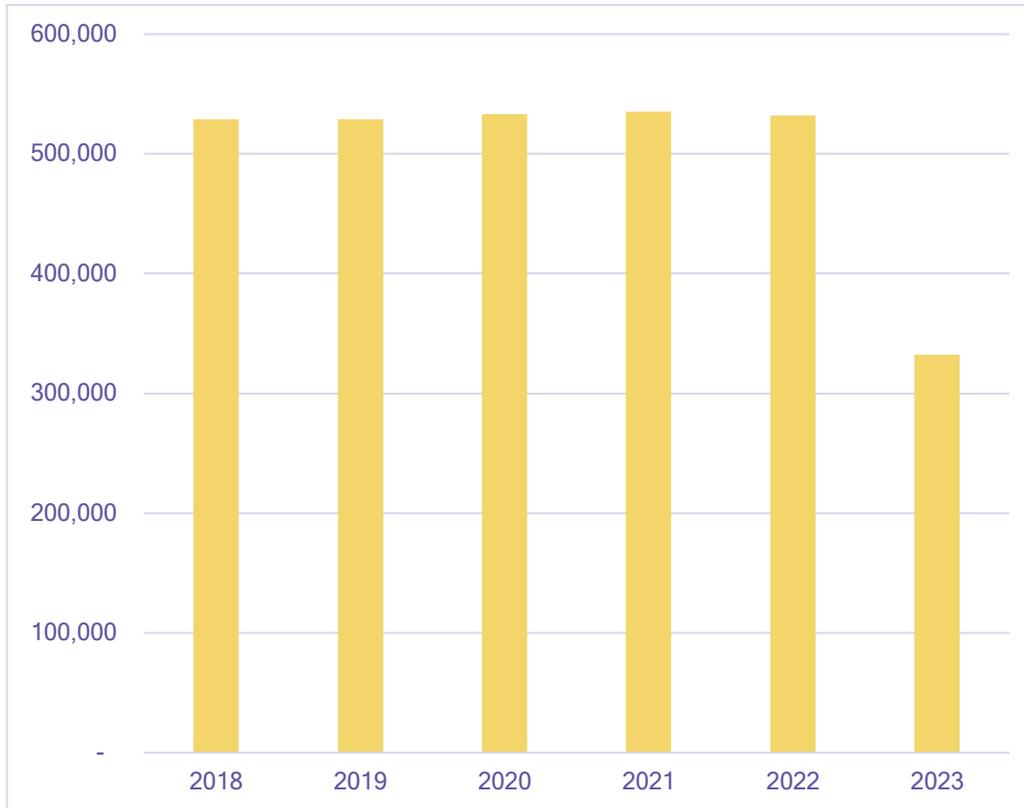
Estimated Bond Amount, Interest Cost, and Tax Rate

Estimated Total Bond Par Amount	6,000,000
Estimated Interest Cost*	2,036,986
Estimated Annual Payment	540,000
Estimated Property Tax Rate for New Debt**	0.0159

* Based on a 15 year amortization and a 4% interest rate for conservatism.

** Estimated rate based on 2020 Certified AV.

Existing Lease Rental Payments



Library Services Comparison Chart

	Lebanon Public Library	Hussey-Mayfield Memorial Public Library
Populations (2010 Census)	18,030	24,334
Collection Comparisons		
Print Materials*	67,837	121,754
Ebooks*	63,103	62,574
Audio (All Formats)*	19,903	27,185
Video (All Formats)*	15,812	54,069
Digital Services***	6 purchased subscriptions	24 purchased subscriptions
Listing of Digital Services***	Ancestry, Fold3, Heritage Quest, Historygeo.com, NewspaperArchive, Gale Legal Forms, Coalition for Court Access	AcornTV, ArtistWorks, Consumer Reports, CreativeBug, Culturegrams, Ebsco Discovery Service, Freegal, Hoopla, Kanopy, RB Digital, RB Digital Magazines, Qello Concerts, Tumblebooks, Gale Courses, Morningstar, NY Times, Pressreader, ScienceFlix, BookFlix, TrueFlix, Tutor.com, Beanstack, Wowbrary, Novelist
HotSpots Circulating***	No	Yes (20 total in circulation)
Current Physical Amenities and Support Comparisons***		
Meeting Rooms	3 rooms offering a total of 165 seats	4 rooms offering a total of 290 seats
Study Rooms	2 study rooms	5 study rooms
Fine-Free	No	Yes thru 1/1/21
Library Foundation	No	Yes
Friends of the Library	Yes	Yes
Staffing Comparisons*		
Staff MLS Degreed	3.75 FTE	11.75 FTE
Total Staff	21.95 FTE	31.68 FTE
Staff Benefit Cost/FTE ***	\$6,919.45	\$11,116.18
Circulation Comparisons*		
Total Circulation	229,909	579,536
Children's Circulation	78,829	326,218
Electronic Materials Circulation	20,147	63,441
Programming and Attendance Comparisons*		
Total Programs Offered	876	1,292
Total Children's Programs Offered	272	753
Total Attendance at Library Programs	31,813	37,199
*2019 Indiana Public Library Statistics		
**2017 Public Libraries Survey conducted by the Institute of Museum and Library Services		
***Library websites on June 29,2020		

Stakeholder Conversations

Within the past few weeks, members of our staff and board of directors have held one-on-one conversations with people throughout the community to gain insight regarding community awareness of the project, as well as what they feel is important to the project. Individuals included members from Boone County Community Council, Whitestown Town Council, and Worth Township residents.

Should Hussey-Mayfield Memorial Library be selected to provide library services to Worth township, we would work to gain more input through community surveys, focus groups and individual meetings in an effort to determine the community's specific needs and wants.

Following is small sampling of what we heard and learned:

"I would love a library. To me, the most important things are 1) the collection because, while my family uses online resources, they all really like books, 2) meeting rooms and 3) programming."

"I have not heard anything about costs. I think it is really important to understand the impact on my taxes as well as other taxing units."

"My family would like branch next to my home (Walker Farms), but if a branch was on well-traveled routes around town, we would still use it often. Accessibility for the majority of the population is important but it is even better if we can walk or ride bikes."

"People in my subdivision feel financially stable and aren't concerned with a small tax hit. We'd like the library built as quickly as possible so our kids can use it."

"If HMMPL can build a larger library with professional staff and more services at a lower cost it makes sense."

"We need to ensure that residents truly understand the tax implications of adding a library branch to the area. That communication has not been clear."

"There are many residents, including seniors in the Legacy core who may not have reached the tax cap. Increasing taxes now after an epidemic is not good timing."

"I do not want a library at this time."

"I don't know why anyone feels the need to pay more in taxes when they can get a card already."

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