

The Board of Trustees of the Hodgkins Public Library District has authorized an ordinance for a referendum seeking \$5.5 million dollars to construct a state-of-the-art building to last well beyond the next 40 years. We are seeking your support at the Consolidated Election on April 4, 2023 to construct a modern 10,500 square foot building that the residents of Hodgkins will be proud of. This new building will be energy efficient, ADA compatible, and compliant of all modern building code. Below is the question as it will appear on the ballot:

## **Hodgkins Public Library District- Proposition to Issue Bonds**

**Shall the bonds of Hodgkins Public Library District, Cook County, Illinois, in the amount of \$5,500,000.00 be issued for the purpose of erecting and furnishing necessary equipment for a new library building?**

How did the Board come to the conclusion that the library needs a new building? It all started with a modernization plan to address significant deficiencies in the building and on the property. The building is having some issues to be expected in a 40 year old public structure, and the parking lot is starting to show significant wear. So, in 2019 the Library Board began to explore an opportunity to update the facility, and hired an architect to look at what could be done. Concerns about the pandemic put those plans on hold until Fall 2021. The decision was made to press forward and explore a renovation and modest expansion of the library. Spring of 2022 brought space analysis studies, and early Fall of 2022 was the discovery study on the building infrastructure.

During this study, engineers discovered three significant problems: (1) The primary problem, due to construction shortcuts and the long-term failure of the exterior cladding, is significant rust to our steel frame. (2) An inadequate vapor barrier has allowed moisture to constantly seep behind the cladding for most of the last 42 years. Without solving this issue, the structure will continue to weaken and eventually fail. (3) All of our insulation is water damaged, as well as the first layer of our drywall. Fortunately, we have been able to prevent mold growth because enough air has been able to sneak past the cladding.

The Library Board was given an estimate to fix the three primary issues with the building plus bringing the structure into modern building code, and the cost is essentially more than it would be to build a new structure. While difficult to hear, asking for the funds for a new building is the most financially responsible thing to do.

**Based on financial projections from our financial partner, we estimate the cost of the project to be:**

**\$27.83 per \$50,000 Assessed Value**

**\$55.65 per \$100,000 Assessed Value**

**The Library District will be looking to borrow these funds for 20 years**

The Board of Trustees will be hosting a public hearing regarding this referendum on Monday, March 6 from 7:00 - 9:00 pm in the meeting room of the Library. We will also be continually updating our website with information as it becomes available. Additionally, please do not hesitate to reach out with any questions via email, phone call, or coming into the library.

Sincerely,

The Board of Trustees of the Hodgkins Public Library District  
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