

**JOINT COUNCIL/DOWNTOWN DEVELOPMENT AUTHORITY  
LIBRARY SITE MEETING NOTES  
CITY OF DULUTH, GA  
CITY HALL COMMUNITY ROOM  
JUNE 29, 2009**

**PRESENT:** Mayor Harris, City Administrator Phil McLemore, City Clerk Teresa Lynn, Council members Dugan, Hall, Mundrick and Whitlock, Downtown Development Authority members Odum, Osterloh, Ponder, Taylor, Willis, Gulesserian and Howard, Gwinnett County District 1 Commissioner Shirley Lasseter, Gwinnett County Support Services staff Steve North and Rob Navell, City staff and City Attorney Lee Thompson.

**ABSENT:** Councilmember Bomar

Steve North, Gwinnett County Support Services Director, and Rob Navell, Director of Capital Projects for Gwinnett County reported on the three available sites under consideration for construction of a new Gwinnett County Library, which have been identified as Hill Street, the old City Hall block, and Main Street. They indicated that two libraries had been proposed from the 2009 SPLOST funds at \$7.5 million each. The estimated amount of money available for these libraries has been reduced due to the state of the economy and could be lowered to \$5.5 million apiece. They indicated that there was a little money left from the construction of the Hamilton Mill Library that could be used for the Duluth and Lilburn libraries, but did not mention use of funds from the sale of the old libraries to help with costs. It was not clear if the library funds included funding for books and interior equipment--some of which should be available from the existing buildings.

Mr. Navell indicated that they were not constructing any capital projects at this time that have associated operational costs. This includes not staffing newly constructed buildings such as fire stations. Mr. North and Mr. Navell indicated it would be 3 to 4 years and more likely 2014 before any capital projects including libraries could be started, and even then this would be driven by the economy. They indicated if a two-story library were built as envisioned in the downtown, it would probably require 28 employees as opposed to 22 for a single level building (requiring additional operational costs for 6 employees). The new libraries are proposed to be 22,000 square feet.

The County mentioned the extra cost of detention ponds that may require underground storage. City staff responded that Hill Street already had a detention pond in place, the old City Hall block is already impervious surface, and the Main Street site envisioned a central detention pond built by the City. The City Attorney confirmed that the library could be financed and constructed through the City's Urban Redevelopment Agency as an option to getting it started sooner and having work done by the same developer as the adjacent buildings. County Staff stated that they must own clear title to the land where a library complex would be built, but did not indicate that they needed to own the parking area, only that required parking

should be available. This creates opportunities for the City to meet its parking need while reserving land for a library.

It was suggested by Councilmember Mundrick that a recommendation from the DDA should be presented back to Council after they had time to consider the latest information and confer with the developer of the old City Hall Block. The City has \$1.5 million designated from 2009 SPLOST funds specifically designated for "parking." Any purchase of land for the library would have to meet the requirements for parking, which may mean that underground, surface, or deck parking would be necessary. Due to information presented, the urgency for site selection has been abated and the City can now update the Downtown Master Plan by selecting a site to meet immediate parking and future library needs. The land can be deed restricted with claw back provisions if conditions become unfavorable to the City.

Mayor Harris asked if anyone from the public wished to comment.

Ms. Beverly Cantwell of 4244 Plantation Trace Drive asked if there would be designated parking for the library and if there would be parking allotted for the retail shops surrounding the library. Commissioner Lasseter responded from the information she had acquired from DDA, Developers and Council, they were going to partnership with the County and Developers and that all of the parking issues would need to be considered.

Ms. Elise Whitworth of 2900 Barnwood Crossing commented she felt that it would be an encouragement to the community to resurrect a sign and start advertising that this is the future of Duluth, which would help draw more businesses in. She spoke of her concerns as to accessibility, and noted that she favors the Main Street site because it is accessible to the town green. She also stated that the City should be "shovel ready" to move forward should the funds come through.

Mayor Harris thanked everyone for coming.

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Mayor Nancy Harris

ATTEST: \_\_\_\_\_  
City Clerk Teresa S. Lynn