

**Belleville Area District Library Board**  
**Regular Meeting Agenda**  
**April 14, 2026 at 7:30 PM**

**The Belleville Area District Library Board will meet in person in the library's 2<sup>nd</sup> floor Conference Room.**

**Agenda:**

1. Pledge of Allegiance
2. Roll Call: Cichewicz, Fleming, Jackson-Smith, Juriga, Peters, Priest, Stoudemire
3. Approve Agenda
4. Approve March 10, 2026, Regular Meeting Minutes
5. Public Comments
6. Committee Reports
  - A. Building-Cichewicz
  - B. Bylaws-Priest
  - C. Finance-Stoudemire
  - D. Outreach-Jackson-Smith
  - E. Personnel-Priest
  - F. Policy-Fleming
  - G. Art
7. Approve Accounts Payable
8. Director's Report/Comments/Communications
9. Trustee Comments
10. Chair Comments
11. Adjournment

Any citizen wishing to provide input or ask questions about any agenda item may speak during the meeting's Public Comments section or forward comments to the Library Director in advance by leaving a message at 734-699-3291 or via the Contact Information found at [www.belleville.lib.mi.us](http://www.belleville.lib.mi.us). Any citizen requesting accommodation to attend this meeting may contact the library at least 24 hours prior to the meeting, using the above contact information.

Next Regular BADL Board Meeting: May 12, 2026, at 7:30 PM

**Belleville Area District Library  
Meeting Minutes  
March 10, 2026**

1. **Call to Order:** Chair, Sharon Peters called the meeting to order at 7:32 pm.
2. **Swearing in of John Juriga to the Library Board.** The Honorable Judge Lisa Martin of the 34<sup>th</sup> District Court swore in John Juriga to the board. Juriga will serve until the end of 2026.
3. **Roll Call:** The following board members were present: Maria Jackson-Smith, John Juriga, Sharon Peters, Linda Priest, and Joy Cichewicz (7:53 pm). Also present: Library Director Mary Jo Suchy, Library Assistant Nikki Pickeral. Excused: Dan Fleming, Tanya Stoudemire.
4. **Approve Agenda:** Motion by Priest, seconded by Jackson-Smith, to approve the March 10, 2026, agenda as corrected (added John Juriga to the roll call). The motion carried unanimously.
5. **Approve February 10, 2026 Minutes:** Motion by Jackson-Smith, seconded by Priest, to approve the February 10, 2026, minutes as presented. The motion carried unanimously.
6. **Public Comments:** No Comment.
7. **Landscape Maintenance Services:** Quotes for landscape maintenance services (including spring clean-up, mowing and lawn care, lawn fertilization, plant beds, parking lot bioswale, tree and shrub pruning, and fall clean-up) were presented. Motion by Juriga, seconded by Priest, to hire D.C. Lawn & Snow who presented the lowest bid and has a past working relationship with the library. The motion carried unanimously. Juriga requested a conversation with the city of Belleville about the shared responsibility of care for the parking lot now that the municipal building is moving to next door. Suchy will look into it.
8. **Committee Reports:**
  - A. **Building:** The library notified Otis Elevator that it is not renewing its service contract that expires on June 1st. Suchy is awaiting quotes for new contracts with two different companies. The flag pole light was moved from the sidewalk to the adjacent lamp post.
  - B. **Bylaws:** Met on February 19<sup>th</sup>. The committee reviewed the proposed bylaws from the library's attorney. Suchy sent the committee's suggested edits back to the attorney. The attorney recommended that public comment and media communication should be addressed in separate policies from the bylaws.
  - C. **Finance:** The six-month budgetary schedule was presented to the board.
  - D. **Outreach:** No Report.
  - E. **Personnel:** No Report.

**F. Policy:** No Report.

**G. Art:** Michele Montour reported that the high school art exhibit will be on display in the 1<sup>st</sup> floor gallery space in April and May. June will feature works from the library's Memory Café', with a reception at the end of the exhibit. She announced the exhibits for the remainder of the year and 2027. She will contact the owner of the art piece on the atrium wall to extend the loan. In the absence of Alma Hughes-Grubbs, John Juriga will fill her position on the art committee. Montour will invite Debbie Juriga as the second artist representative on the committee. A new sculpture will replace the current sculpture in the children's garden in May. The new sculpture is kinetic and made of different shapes and primary colors.

**9. Approve Accounts Payable:** Motion by Cichewicz, seconded by Priest, to accept the accounts payable as presented. The motion carried unanimously.

**10. Director's Report:** See attached. S&P Global Ratings conducted a ratings review, and the library's rating was upgraded to AA-. An exhibit on Black Cowboys will be displayed in the library's glass case for the month of March.

**11. Trustee Comments:**

**Juriga:** Thanked everyone for being a part of the board and enjoys being here.

**Priest:** Wants to give a painting of a bee from her late sister-in-law to the Friends.

**Jackson-Smith:** She signed up for a family Friends membership, so now their entire household is part of the Friends.

**Cichewicz:** One of her beehives did indeed survive the winter.

**12. Chair Comments:** Saw Tanya on television next to the Detroit mayor who was presenting the city's budget. Expressed how valuable Tanya is to the library community and to the City of Detroit. Peters was happy to participate in many library programs this past month, including the African American Literature Book Group and the Library/Rotary Club's community supported agriculture program.

**13. Adjournment:** Motion to adjourn by Juriga, seconded by Priest. The meeting adjourned at 8:52 pm.

04/07/2026

CHECK DISBURSEMENT REPORT FOR BELLEVILLE AREA DISTRICT LIBRARY  
CHECK DATE 03/01/2026 - 04/07/2026

Check Date	Payee	Description	Account	Amount
Fund: 101 General Fund				
03/10/2026	<b>AMAZON CAPITAL SERVICES</b>	PROGRAM SUPPLIES	950.002	17.95
		PROGRAM SUPPLIES	950.002	38.97
		PROGRAM SUPPLIES	950.002	51.98
		BOOKS/MATLS LOT	981.000	92.11
		OFFICE SUPPLIES	730.000	31.98
		BOOKS/MATLS, LOT	981.000	53.97
		BOOKS/MATLS	981.000	29.54
		BOOKS/MATLS	981.000	74.51
		BOOKS/MATLS, LOT	981.000	77.76
		BOOKS/MATLS	981.000	11.98
		BLDG SUPPLIES	775.000	8.49
				<b>489.24</b>
03/10/2026	<b>BLUE CROSS BLUE SHIELD OF MICH</b>	DENTAL	716.000	<b>794.22</b>
03/10/2026	<b>CHASE CARDMEMBER SERVICE</b>	BOOKS/MATLS, PROG SUPPLIES	981.000	416.56
		BOOKS/MATLS, PROG SUPPLIES	950.002	558.66
				<b>975.22</b>
03/10/2026	<b>DC LAWN &amp; SNOW</b>	FEBRUARY 2026 SNOW REMOVAL/SALT	809.007	<b>2,531.00</b>
03/10/2026	<b>DEMCO</b>	OFFICE SUPPLIES	730.000	<b>97.93</b>
03/10/2026	<b>DTE ENERGY</b>	4TH STREET ELECTRIC	922.000	<b>2,787.13</b>
03/10/2026	<b>FOSTER, SWIFT, COLLINS &amp; SMITH</b>	LEGAL SERVICES	801.001	<b>267.00</b>
03/10/2026	<b>HEYL, MEGAN</b>	IF IT'S FREE, IT'S FOR ME PROGRAM	950.001	<b>250.00</b>
03/10/2026	<b>LORI FITHIAN</b>	DRUMMUNITY MEMORY CAFE EVENT	950.001	<b>400.00</b>
03/10/2026	<b>ODP BUSINESS SOLUTIONS LLC</b>	OFFICE SUPPLIES	730.000	10.11
		OFFICE AND BLDG SUPPLIES	730.000	999.76
		OFFICE AND BLDG SUPPLIES	775.000	424.86
				<b>1,434.73</b>
03/10/2026	<b>TENNEY, JOHN E. L.</b>	LEGEND OF NAIN ROUGE PROGRAM	950.001	<b>150.00</b>
03/10/2026	<b>THE LIBRARY NETWORK</b>	BOOKS & MATLS, BELL20	981.000	<b>14,666.67</b>
03/10/2026	<b>UNIQUE MANAGEMENT SERVICES INC</b>	FEBRUARY PLACEMENTS	809.001	<b>85.05</b>
03/10/2026	<b>UNITED STATES POSTAL SERVICE</b>	POSTAGE TO PERMIT #103, SPRING	727.002	<b>3,000.00</b>
03/10/2026	<b>WASTE MANAGEMENT OF MI, INC</b>	MARCH DUMPSTER SERV	809.001	<b>533.56</b>
03/16/2026	<b>ALAN C YOUNG &amp; ASSOCIATES</b>	FIN. AUDIT FISCAL YEAR 2024/2025	804.000	<b>8,900.00</b>
03/24/2026	<b>A PRODUCTION BUILDING SOLUTION</b>	MARCH BLDG CLEANING	931.000	<b>3,920.00</b>
03/24/2026	<b>AMAZON CAPITAL SERVICES</b>	PROGRAMMING SUPPLIES	950.002	157.59
		BOOKS & MATLS	981.000	201.55
		BOOKS & MATLS	981.000	217.75
		PROGRAM SUPPLIES	950.002	59.60
		PROGRAM SUPPLIES	950.002	24.29
		BOOKS & MATLS	981.000	97.55
		BOOKS & MATLS	981.000	16.02
		OFFICE SUP, BOOKS/MATLS	981.000	5.99

		OFFICE SUP, BOOKS/MATLS	730.000	68.46
		BOOKS & MATLS	981.000	30.85
		BLDG SUPPLIES	775.000	35.50
		PROGRAM SUPPLIES	950.002	70.04
				<b>985.19</b>
03/24/2026	<b>APPLIED INNOVATION</b>	PRINTER SERV	809.001	<b>1,036.08</b>
03/24/2026	<b>BELLEVILLE CHAMBER OF COMMERCE</b>	BACC MEMBERSHIP RENEWAL	808.000	<b>175.00</b>
03/24/2026	<b>BURNING INSPIRATIONS</b>	GAS FIREPLACE MAINTENANCE	809.001	<b>250.00</b>
03/24/2026	<b>CLEAR RATE COMMUNICATIONS</b>	TELEPHONES	851.000	<b>445.36</b>
03/24/2026	<b>CSLP</b>	SRP SUPPLIES	950.002	<b>343.22</b>
03/24/2026	<b>DTE ENERGY</b>	BRANCH GAS, ELECTRIC	921.000	133.74
		BRANCH GAS, ELECTRIC	922.000	123.42
				<b>257.16</b>
03/24/2026	<b>DTE ENERGY</b>	4TH STREET GAS	921.000	898.74
03/24/2026	<b>FRIENDS OF THE BELLEVILLE AREA</b>	FEBRUARY PAYOUT	252.001	570.65
		FEBRUARY PAYOUT	252.002	293.50
		FEBRUARY PAYOUT	252.003	206.00
		FEBRUARY PAYOUT	252.004	23.09
				<b>1,093.24</b>
03/24/2026	<b>LONG PLUMBING CO.</b>	PLUMBING REPAIRS	931.000	752.00
03/24/2026	<b>MCLS</b>	SUP. TRNG - K DUBKE	863.000	80.00
03/24/2026	<b>ODP BUSINESS SOLUTIONS LLC</b>	OFFICE & BLDG SUP	730.000	622.76
		OFFICE & BLDG SUP	775.000	266.46
				<b>889.22</b>
03/24/2026	<b>PRINCIPAL LIFE INSURANCE COMPA</b>	EMP LIFE INS, APRIL	716.000	601.56
03/24/2026	<b>RICHLAND COMMUNITY LIBRARY</b>	LOST BOOK FEES, BUNNY BY MONA AWAD	677.000	26.00
03/24/2026	<b>SHARON DUCKWORTH, CPA</b>	FINANCE/ACCT SVS - MARCH2026	805.000	1,125.00
03/24/2026	<b>SPRINGSHARE LLC</b>	LIBCAL-5, LIBCAL-SMS SOFTWARE, TX25	820.000	1,202.00
03/24/2026	<b>THE LIBRARY NETWORK</b>	RING CENTRAL - FEB, BELL20	851.000	508.91
		BOOKS & MATLS, BELL20	981.000	14,087.63
		TELECOM, BELL20	851.002	3,324.33
				<b>17,920.87</b>
03/24/2026	<b>VAN BUREN TOWNSHIP*</b>	REIMBURS./WINTER TAX OVERDISTRIBUTION	403.001	<b>169.96</b>
03/24/2026	<b>VIGILANTE SECURITY</b>	SUMPTER SECURITY ALARM	809.001	<b>151.50</b>
04/07/2026	<b>AGELESS GRACE, LLC</b>	JENNIFER RICHARDSON, AUG 17 & 24 CERT	863.000	<b>390.00</b>
04/07/2026	<b>AMAZON CAPITAL SERVICES</b>	BOOKS & MATLS	981.000	11.39
		BOOKS & MATLS	981.000	544.09
		BOOKS & MATLS	981.000	11.69
		BOOKS & MATLS	981.000	15.99
		BOOKS & MATLS	981.000	47.59
		BLDG SUPPLIES	775.000	380.53
		BLDG SUPPLIES	775.000	233.56
		PROGRAM SUPPLIES	950.002	256.98
		PROGRAM SUPPLIES	950.002	62.83
		PROGRAM SUPPLIES	950.002	56.40
		PROGRAM SUPPLIES	950.002	39.91
		OFFICE/BLDG SUPP	775.000	10.55

		OFFICE/BLDG SUPP	730.000	36.17
				<b>1,707.68</b>
04/07/2026	<b>AMAZON CAPITAL SERVICES</b>	OFFICE SUPPLIES	730.000	60.48
		PROGRAM SUPPLIES	950.002	96.45
		PROGRAM SUPPLIES	950.002	42.98
				<b>199.91</b>
04/07/2026	<b>APPLIED INNOVATION</b>	PRINTER SRVC	809.001	1,349.16
04/07/2026	<b>BECKETT &amp; RAEDER</b>	BLDG REP/MAINT, ANALYSIS	931.000	787.50
04/07/2026	<b>BEVERLY MEYER</b>	THE MUSIC LADY NLW CONCERT	950.001	350.00
04/07/2026	<b>CHASE CARDMEMBER SERVICE</b>	STAMPS, PROG/BLDG SUPP, BOOKS	727.003	127.55
		STAMPS, PROG/BLDG SUPP, BOOKS	950.002	336.15
		STAMPS, PROG/BLDG SUPP, BOOKS	981.000	99.39
		STAMPS, PROG/BLDG SUPP, BOOKS	775.000	319.02
				<b>882.11</b>
04/07/2026	<b>DC LAWN &amp; SNOW</b>	MARCH SIDEWALK/PARKING LOT SALT	809.007	<b>160.00</b>
04/07/2026	<b>DTE ENERGY</b>	4TH STREET ELECTRIC	922.000	3,476.95
04/07/2026	<b>ENVISIONWARE, INC</b>	COMP HARD/SOFTWARE MAINT, US-100771	820.000	3,063.05
04/07/2026	<b>HEYL, MEGAN</b>	GENEOLOGY ROADTRIP TIPS PROGRAM 4/25/26	950.001	250.00
04/07/2026	<b>JOHNSTON ENTERPRISES, LLC</b>	BROCHURE/BUSINESS CARD PRINTING	901.002	792.99
04/07/2026	<b>MICHELE MONTOUR</b>	BROCHURE REPRINTING, BUSINESS CARDS	901.005	75.00
04/07/2026	<b>MICHIGAN LIBRARY ASSOCIATION</b>	MEMB. RENEW- ORG LIBRARY BADL	808.000	1,285.00
04/07/2026	<b>TALESHA WRIGHT</b>	WSWG-TALESHA WRIGHT VISIT, 5/1/26	950.001	250.00
04/07/2026	<b>TELSYSTEMS</b>	UPGRADE HDMI INPUT PLATES/BARCO, #5655	982.000	5,888.50
04/07/2026	<b>THE LIBRARY NETWORK</b>	AUTOMATION, BELL20	809.003	<b>10,584.20</b>
04/07/2026	<b>UNIFIRST CORP</b>	FLOOR MATS, JAN	931.000	196.50
		FLOOR MATS, FEB	931.000	208.68
		FLOOR MATS, MARCH	931.000	208.68
				<b>613.86</b>
04/07/2026	<b>WASTE MANAGEMENT OF MI, INC</b>	APR DUMPSTER SERV	809.001	565.18
04/07/2026	<b>WILCOX BROS.</b>	SPRINKLER SYSTEM SERVICE CONTRACT, BELLEVILLE LIBR	809.007	705.00
	<b>Total For Fund: :</b>			<b>103,059.94</b>
	Fund: 371 Lib. Bldg. Debt Service Fund			
03/24/2026	<b>VAN BUREN TOWNSHIP*</b>	REIMBURS./WINTER TAX OVERDISTRIBUTION	403.000	55.23
	<b>Total For Fund: :</b>			<b>55.23</b>
	<b>Report Total:</b>			<b>103,115.17</b>

\*\*-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE FUND

## DIRECTOR'S REPORT

April 2026

### LIBRARY PROGRAMS

March: Adults: 26 Youth: 22

LIBRARY VISITS	2025/26	2024/25	% change
March	11,585	11,759	-1.48%
Fiscal Year	101,360	111,463	-9.06%

TOTAL CIRC	2025/26	2024/25	% change
March	20,843	21,870	-4.70%
Fiscal Year	177,953	185,738	-4.19%

ADULT PROGRAMMING	2025/26	2024/25	% change
March	329	233	41.20%
Fiscal Year	2,360	1,615	46.13%

YOUTH/TEEN PROGRAMMING	2025/26	2024/25	% change
March	555	596	-6.88%
Fiscal Year	34,283	3,793	12.92%

REF. QUESTIONS	2025/26	2024/25	% change
March	2,005	1,822	10.04%
Fiscal Year	14,538	14,947	-2.74%

INTERNET USE	2025/26	2024/25	% change
March	1077	1119	-3.75%
Fiscal Year	9,181	8,699	5.54%

YOUTH/TEEN INTERNET	2025/26	2024/25	% change
March	280	293	-4.44%
Fiscal Year	2,776	2,301	20.64%

**ART AWARD:** The library has received donations in memory of Alma Hughes-Grubbs. I consulted with her family and with Michele Montour, and am pleased to say that we will award an annual art prize in Alma's memory to a student displaying their art at the library. Details are still being ironed out for the Alma Hughes-Grubbs Art Award.

**BUILDING:** I received quotes from two elevator companies for elevator maintenance, and I am engaging with City Elevator of Michigan for service beginning June 1. They quoted the lowest price at \$1,200 per year to perform quarterly service which is also much lower than our current company charges.

In response to questions asked at the last meeting, I have included a copy of the library's agreement with the city regarding the shared parking lot. In short, the agreement calls for the library to be responsible for the cost of routine maintenance such as snow removal. It calls for future capital improvements that are necessary to maintain the lot, to be divided up by our percentage of ownership (59% library/41% city). This arrangement seems to be working well so far. Additionally, the new city hall has parking on the opposite side of their building, so I do not think use of the public lot will be a major issue.

**STAFF:** Incoming staff: Library assistant Parker Eisen and library assistant Vanessa Galloway. Outgoing staff: Library assistant Samantha Shannon. The circulation department has worked on some staff reorganizing, and has added the position of Senior Circulation Assistant. This will free up some of Amy O'Brien's time to better assist with accounts payable and other administrative duties. Amy will continue to assist at the circ desk as a Senior Circ Assistant along with Lori Najduk and Liz Valicenti. The library's staff in-service day will take place on Friday, April 24. This is an opportunity for staff from all of the departments to meet with each other, and for us to review best practices, procedures, and safety training.

**FRIENDS OF THE LIBRARY:** The Friends' Spring Used Book Sale will take place on Saturday and Sunday, May 2 and 3. The Friends work very hard to put together this great event for the community!

**PROGRAMMING:** The library is taking the opportunity to showcase its Library of Things and its digital services during National Library Week, April 20-25<sup>th</sup>. We are presenting a different digital service each day, including Ancestry.com, Kanopy (movie streaming), Libby (eBooks), and MeL (Michigan eLibrary). Capping off National Library Week will be a visit from the Music Lady, Beverly Meyer, to Saturday Storytime on April 25 at 11 am. The annual Perennial Plant Swap will take place on May 2 at Noon.

## ARTICLES OF INTEREST:

“Book Output Topped 4 Million in 2025” (*Publishers Weekly*, March 17, 2026)

<https://www.publishersweekly.com/pw/by-topic/industry-news/publisher-news/article/99943-book-output-topped-4-million-in-2025.html#:~:text=The%20total%20number%20of%20books,to%20statistics%20compiled%20by%20Bowker.>

“Hachette Cancels Shy Girl Novel Over AI Writing Concerns” (*Tech Buzz*, March 21, 2026)

<https://www.techbuzz.ai/articles/hachette-cancels-shy-girl-novel-over-ai-writing-concerns>

“Bankruptcy Filing Offers More Details into Baker & Taylor’s Stunning Collapse” (*Words and Money*, March 20, 2026)

<https://www.wordsandmoney.com/bankruptcy-filing-offers-more-details-into-baker-taylors-stunning-collapse/>

“White House FY27 Budget Proposal Repeats Threats to Eliminate IMLS” (American Library Association, April 3, 2026)

<https://www.ala.org/news/2026/04/white-house-fy27-budget-proposal-repeats-threats-eliminate-impls>

Trump Administration Withdraws Appeal, Securing Historic Victory for Libraries and IMLS (American Library Association, April 7, 2026)

<https://www.ala.org/news/2026/04/trump-administration-withdraws-appeal-securing-historic-victory-libraries-and-impls>

**AGREEMENT TO EXCHANGE REAL PROPERTY  
BETWEEN THE BELLEVILLE AREA DISTRICT LIBRARY  
AND THE CITY OF BELLEVILLE**

This Agreement is made this 16 day of May, 2016, by and between the BELLEVILLE AREA DISTRICT LIBRARY (hereinafter the "Library"), whose address is 167 Fourth Street, Belleville, Michigan 48111 and the CITY OF BELLEVILLE (hereinafter the "City"), a Michigan municipal corporation, whose address is 6 Main Street, Belleville, Michigan;

WHEREAS, the Library was established pursuant to Act 24 of the Public Acts 1989, as amended;

WHEREAS, the City is a Michigan municipal corporation;

WHEREAS, the Library is currently leasing space for the operation of its library in the City, on property owned by the City;

WHEREAS, the City also owns property to the north of Fourth Street, which is currently used as a parking lot;

WHEREAS, the Library desires to construct a new library building adjacent to the old library building;

WHEREAS, the Library has an option to property to the south of the current library site;

WHEREAS, the City and the Library wish to enter into agreements for the exchange of real property to carry out the desires of the Library to construct a new library building;

WHEREAS, to accomplish this goal will require the parties to acquire, consolidate, and split existing lots, build a new library building, and construct an approximate 85 parking-space parking lot.

NOW, THEREFORE, the parties agree as follows:

1. Subject to the conditions set forth in paragraph 7, the Library will purchase Lot 177 of Assessor's Belleville Plat No. 4, T3S R8E, Liber 67, Page 71, Wayne County Records,

commonly known as 360 Charles Street for \$200,000.00 pursuant to an Option which the Library currently holds for the subject property.

2. The City will vacate Fourth Street from Charles Street to the west side of the alley which runs to the side of Lot 179.

3. The City will abandon the use of Lot 257 of Assessor's Belleville Plat No. 5, T3S, R8E, Liber 67, Page 72, Wayne County Records, Parcel No. 31-084-01-0257-000, as a parking lot.

4. The City is currently the owner of Lots 178 and 179 of Assessor's Belleville Plat No. 4, T3S, R8E, Liber 67, Page 71, Wayne County Records, Parcel Nos. 31-084-03-0178-000 and 31-084-03-0179-000 on which the current Library is located.

5. Subject to the conditions set forth in paragraph 7 below, the City agrees to deliver to the Library the usual warranty deed conveying marketable to title Lot 257, the vacated portion of Fourth Street and the northerly 43.83 feet of Lots 178 and 179, hereinafter described as Lot A. (*Exhibit 1*). As evidence of title, the City agrees to furnish the Library, as soon as possible, after the election approving the bond authorization and operating millage, a Commitment for Title Insurance issued by a Title Company in the amount of \$144,064.00 and bearing a date later than the acceptance hereof with a policy pursuant thereto to be issued insuring the Library with the premium to be paid by the Library at its sole expense.

6. The Library agrees to deliver Lot 177, to the City and itself by the usual warranty deed conveying marketable title, and the City agrees to deliver to the Library and itself the usual warranty deed conveying marketable title the southerly 123.37 feet of Lots 178 and 179, together hereinafter described as Lot B. (*Exhibit 2*). As evidence of title, the parties agree to furnish to themselves as joint purchasers as soon as possible, after the election approving the bond authorization and millage, a Commitment for Title Insurance issued by a Title Company in the

amount of \$170,755.00 and bearing a date later than the acceptance hereof with a policy pursuant thereto to be issued insuring the parties and with the premium divided 59% to the Library and 41% to the City.

7. The above conveyances of real property by the parties is contingent upon the following:

a. The Library submits to its constituent citizens on the November 8, 2016 general election a ballot proposal for bond authorization for the sum of \$14,000,000.00 for the construction of a new library and parking lot on the parcels described in paragraphs 5 and 6 above, and an operation millage, both of which must be successfully passed by the citizens at that election;

b. The Library agrees to build a new library on lot A with bonds to be sold within six months of the election authorizing the sale of said bonds and operating millage. Construction for both the library building and parking lot is to be completed within 3 years after the bond sales.

c. The Library building and parking lot shall be built in conformity with a site plan which shall be submitted within twelve months of the election (authorizing the sale of said bonds and the operating millage) to the City of Belleville Planning Commission. The Commission shall take action upon said submittal either approving or denying the plan submitted within six months after submission.

d. Deeds for conveyance of property shall be exchanged within thirty days after the approval of the site plan by the Belleville Planning Commission.

e. The Parking Lot will be a public parking lot, with the cost of routine maintenance (lighting, sweeping, snow removal) the sole responsibility of the Library.

f. The Library, at its expense, will absorb the costs of the demolition of the old library building located on Lots 178 and 179, any structures located on Lot 177, the vacated portion of the Fourth Street road and base and the relocation of any sewer and/or water infrastructure presently located under the site of the proposed Lot A;

g. The Library and City will jointly own the public Parking Lot which will be held as undivided tenants in common with the City's ownership interest at 41% and the Library's interest at 59%

h. Any future capital improvements that are necessary to maintain the public parking lot on Lot B, including any amenities thereto, after construction is completed will be divided between the City of Belleville and the Belleville Area District Library prorated based upon their respective percentage of ownership.

8. There are no other agreements between the parties other than those contained in this Agreement.

9. This Agreement may be amended only upon written approval of a resolution of the City Council and the Library Board.

10. This Agreement shall be construed and enforced in accordance with the laws of the State of Michigan.


11. Each party shall maintain its respective insurance coverage on its property until the transfers of ownership interests contemplated by this Agreement are completed. The parties shall both obtain one million dollars of general liability insurance coverage on Lot B with the other party listed as an addition insured, unless otherwise agreed to, by resolution of both their Board and Council, after consultation with their insurance advisors.


12. During the course of performing any work on Lots A and B by the Library or its contractors, the Library will indemnify, defend, and hold harmless the City from any claim by third-parties of injury to person or property arising out of such work.

By Resolution of the Belleville Area District Library Board and City of Belleville Council, the undersigned are authorized to execute this Agreement.

BELLEVILLE AREA DISTRICT LIBRARY

CITY OF BELLEVILLE

  
By: Sharon C. Peters  
Its: Board Chair

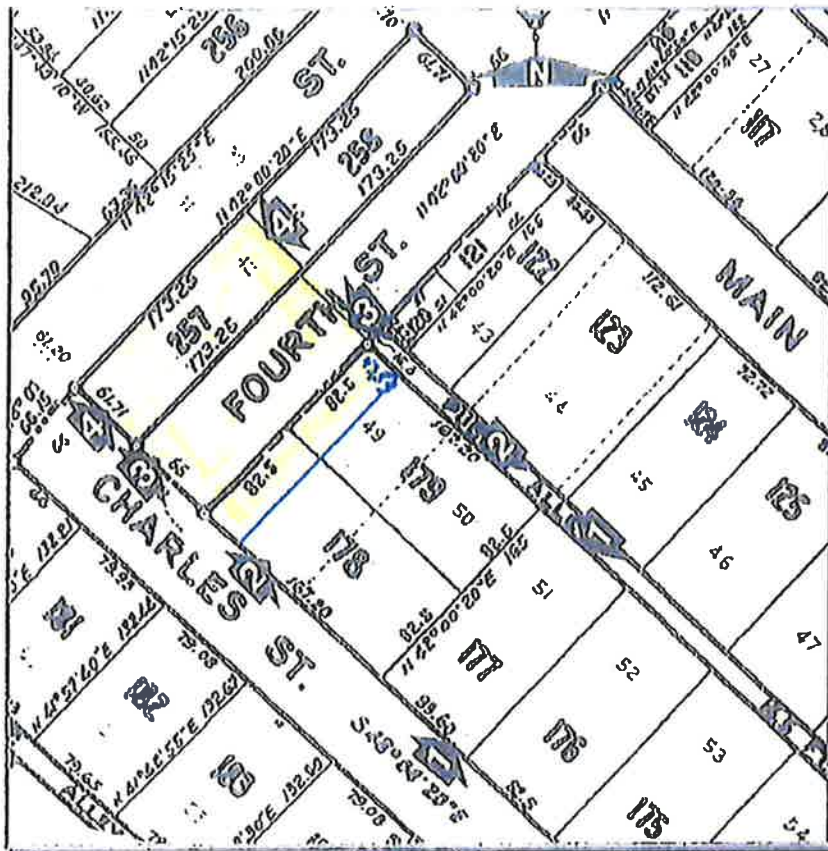
  
By: Kerreen Cook  
Its: MAYOR

# FULLER APPRAISAL, L.L.C.

Reference: Appraisal Consulting Assignment Belleville Library Fractional Ownership Recommendation

## LAND AREA

1. 360 Charles Street - Optioned by the Library District at \$200,000.00.	13,794 S.F.
2. The current City of Belleville owned Library Parcel.	27,588 S.F.
3. A portion of Fourth Street the width of the Library parcel to be vacated.	10,890 S.F.
4. The current City of Belleville owned parking lot across Fourth Street from the Library.	<u>10,691 S.F.</u>
<b>TOTAL ASSEMBLAGE</b>	<b>62,963 S.F.</b>



Yellow Shaded is Lot A

### LAND AREA CALCULATIONS

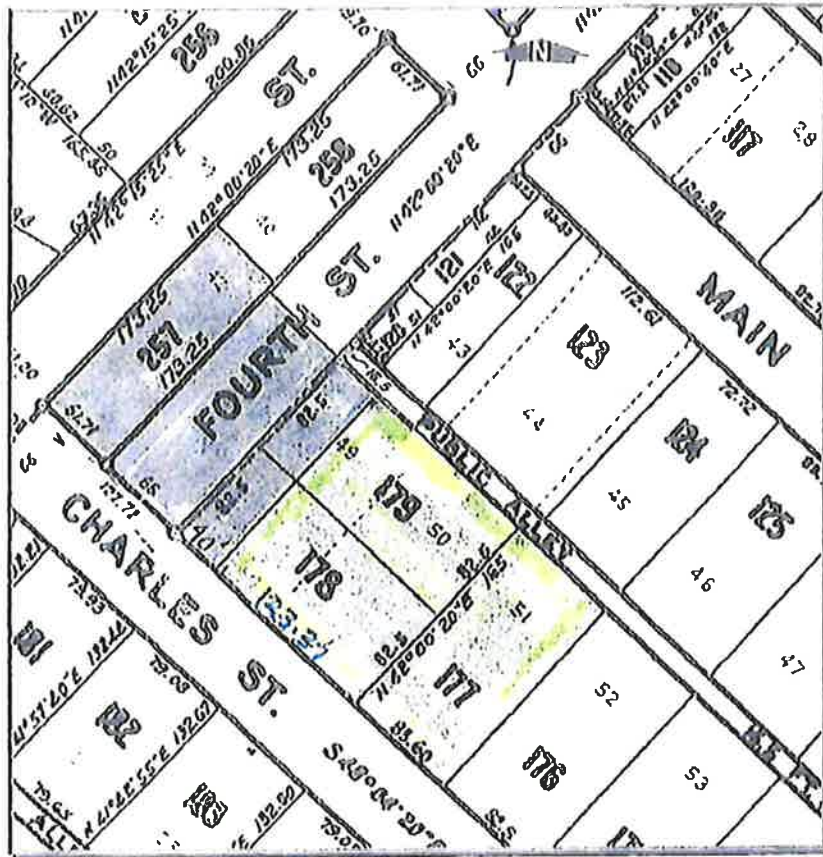
1.	360 Charles Street	$165' \times 167.2' =$	13,794± S.F.
2.	Library Parcel	$165' \times 167.2' =$	27,588± S.F.
3.	Vacated Fourth Street	$66' \times 165' =$	10,890± S.F.
4.	City Lot	$61.71' \times 173.25' =$	<u>10,691± S.F.</u>
	<b>TOTAL ASSEMBLAGE</b>		<b>62,963± S.F.</b>

**EXHIBIT 1**

# FULLER APPRAISAL, L.L.C.

Reference: Appraisal Consulting Assignment Belleville Library Fractional Ownership Recommendation

These parcels will be allocated into two separate ownerships Parcel 3 and Parcel 4 and a uniform forty foot deep portion of Parcel 2 adjacent to the entire Fourth Street frontage which will become property of the Library District where a new Library will be constructed. Parcel 1 and the remaining 127.2 feet of depth for Parcel 2 will be combined into a single parcel under joint ownership between the City of Belleville and the Library District. This jointly held parcel is to be improved with a new parking lot which the Library District will pay for.



Yellow Shaded is Lot B

### LAND AREA CALCULATIONS

#### LIBRARY DISTRICT

61.71' x 173.25' =	10,691± S.F.
66' x 165' =	10,890± S.F.
40' x 165' =	6,600± S.F.
<b>TOTAL LIBRARY DISTRICT</b>	<b>28,181± S.F.</b>

#### JOINTLY HELD LOT

127.20' x 165' =	20,988± S.F.
83.60' x 165' =	13,794± S.F.
<b>TOTAL JOINTLY HELD LOT</b>	<b>34,782± S.F.</b>

**EXHIBIT 2**