

# DEFIANCE PUBLIC LIBRARY ANNEX PROJECT

## FREQUENTLY ASKED QUESTIONS

UPDATED 6/26/25

### **Q: Will the zoning allow for an annex?**

A: Yes. The lots are currently zoned R2, which allows for "Public and Government Buildings or Uses" and "Public Community Centers" (City of Defiance Zoning Code Section 1169.06).

### **Q: Why isn't there a building plan yet?**

A: The first step in a building project is to secure the property, which has been completed. The next step is to select an architect and construction manager. The library posted an RFQ for design services in May 2025, and is in the process of selecting a design firm. Because libraries are public entities, they must follow the selection processes outlined in the Ohio Revised Code.

### **Q: What is the process for creating the building plan?**

A: Creating a building plan will be done with the selected architect, with input from the library board, staff, library users, and the community. The process typically takes about 8-10 weeks. The library expects to have a building plan completed in the second half of 2025.

### **Q: How much will this cost?**

A: This is yet to be determined, as it will depend on the building plan. Multiplying the square-foot construction cost of public library buildings by the total anticipated square footage of the building, plus renovations to DPL to repurpose space, comes to about \$5.3 million. Given the current economic environment and tariffs on building materials the cost may be higher.

### **Q: How is the library paying for this?**

A: It will be a combination of fundraising, borrowing, and a county-wide levy to cover ongoing operating and maintenance costs. The library plans to fundraise at least half of the building construction cost, with the remainder covered by borrowing. Before the annex opens, the library will put a new levy before the public to cover operating/maintenance costs at the new building. The levy would be county-wide, as the library system is a county system.

### **Q: What will happen to the houses at 319 Fort St. and 109 Jefferson Ave.?**

A: The library plans to offer the houses for sale through the public bidding process outlined in the Ohio Revised Code, with a low starting price. A stipulation of the sale would be that the building be moved from the property on a date prior to the start of construction.

### **Q: Are the houses empty?**

A: The houses are currently empty.

### **Q: Will the annex blend architecturally into its location?**

A: The library plans for the exterior of the annex to reflect the exterior design of the Carnegie building. The annex will be big enough to support library and community functions without overwhelming the abutting properties.



# FREQUENTLY ASKED QUESTIONS

## **Q: What about parking?**

A: The library anticipates using the city lots next to DPL, where patrons currently park. There will be handicapped parking at the annex, the public lot at the corner of First and Wayne, and on-street parking.

## **Q: Why put the annex at the corner of Fort and Jefferson?**

A: Location, location, location. It's across the street from DPL, making it much easier to access, staff, & manage. The location allows the annex to use the parking lots across the street, and there is overflow parking at the public lot on the corner of First and Jefferson streets. The location is not in the floodplain.

## **Q: Why not place the annex in the 1918 building?**

A: In 2022, the library looked at using half of the first floor of the 1918 building as an annex location. Unfortunately, the library learned it would be extremely expensive, 2-3 times the cost of new construction, to bring half of the first floor to a state that the library and the public could use.

The building is not ADA compliant in any sense, so the library would need to cut new doorways and purchase new doors, as well as construct ADA-compliant restrooms. All systems in the 1918 building would need to be updated, and the building envelope had numerous failures that would have needed addressed. According to Defiance County Economic Development, developers looking at the building estimated the cost to renovate at between \$10 million and \$23 million, depending on how the building would be used.

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