

**Item Title:** Execution of a Joint Use Agreement between Wake County and Town of Holly Springs for the Holly Springs Community Library and Cultural Center

**Specific Action Requested:**

**That the Board of Commissioners authorizes the County Manager to execute a Joint Use Agreement between Wake County and the Town of Holly Springs for the Holly Springs Community Library and Cultural Center to address operational and maintenance responsibilities for the duration of the current Executed Lease and Interlocal Agreement, subject to terms and conditions acceptable to the County Attorney.**

**Item Summary:**

**Purpose:** North Carolina General Statutes requires the Board of Commissioners to approve all Interlocal Agreements, Facility Use Agreements, Utilization Agreements, and land rights documents that are associated with construction projects.

**Background:** On November 29, 2004, The Town of Holly Springs entered an Interlocal Agreement (ILA) with Wake County to expand the County's library system in Holly Springs, amended by an agreement dated December 20, 2005. Subsequently, the Town entered into a lease agreement with Wake County on January 9, 2006, to jointly operate the Holly Springs Community Library and Cultural Center for 99 years. This Joint Use Agreement (JUA) is necessary to be executed by both parties to address operational, maintenance, and capital replacement responsibilities of the joint facility.

**Strategic Plan:** This action supports routine County operations.

**Fiscal Impact:** There is no impact to the FY 2026 budget associated with the approval of the Joint Use Agreement. The County and Town have shared responsibility for operating and maintaining the facility since 2006. Funding for the County's maintenance responsibilities has been appropriated in the FY 2026 budget for General Services Administration in the General Fund and the County Buildings Element of the County Capital Fund. Future expenditures will be included as part of the annual budget process.

**Additional Information:**

The Holly Springs Community Library and Cultural Center, located at 3000 W. Ballentine Street in Holly Springs, North Carolina, opened to the public in 2006. The facility encompasses approximately 20,019 square feet, with 6,311 square feet dedicated to the Wake County Public Library and 7,998 square feet serving as the Town of Holly Springs Cultural Center. The remaining space is allocated to common areas and facility

operations. The site spans 7.45 acres and includes a parking area with 120 spaces. As outlined in the original Interlocal Agreement, Wake County owns both the site and the facility

The Cultural Center provides arts and performance programming, educational classes, art exhibits, and community events, while the Community Library offers information resources, technology access, and community programs. Together, these co-located facilities serve as a vital hub for residents and visitors in southwestern Wake County.

The Joint Use Agreement is co-terminus with the previously executed Interlocal Agreement and 99-Year Lease and will detail the shared operational, maintenance and capital replacement responsibilities of the facility into the future. The County will retain the exclusive use of the Community Library portion of the facility while the Town of Holly Springs will retain the exclusive use of the Culture Center.

The Joint Use Agreement makes the County responsible for the facility maintenance, utilities, pest control, life safety systems, landscape and hardscape maintenance, and inclement weather response, as well as repair & replacement of all furniture, fixtures, and equipment in the Community Library. The Town is responsible for providing repair & maintenance for all furniture, fixtures, and equipment located within the Cultural Center, as well as providing solid waste & recycling services, and janitorial services.

Additionally, the Joint Use Agreement requires both the County and the Town to collaborate on planning and reviewing future capital projects, including major repairs and replacements, alterations and renovations, and major improvements. Financial responsibilities for these projects will be shared based on the type of project, its location within the facility, and the party initiating the request.

**Attachments:**

1. Executed Interlocal Agreement Dated November 29, 2004
2. Executed Lease Agreement Dated January 9, 2006