

**Item Title:** Approval of a Funding Agreement to Reimburse the Town of Garner for Construction of a Parking Area Expansion for Southeast Regional Library

**Specific Action Requested:**  
**That the Board of Commissioners:**

- 1) Approves the attached funding agreement with the Town of Garner to construct an expansion to the parking area for the adjacent Southeast Regional Library, subject to terms and conditions acceptable to the County Attorney and**
- 2) Authorizes the Board Chairman to execute and record a Cross Easement, License, and/or such other documents deemed necessary by the County Attorney to facilitate this transaction.**

**Item Summary:**

Southeast Regional Library is located on Seventh Avenue in Garner. The building is located to the west of the existing Garner Town Administrative Complex. It is also located to the east of a building recently purchased and renovated by the Town of Garner (Town) into a new Police Station.

In May 2014, the Board of Commissioners approved a resolution to convey certain property rights to the Town in exchange for the relocation and reconstruction of the parking area serving Southeast Regional Library. Due to encroachment of the new entrance, lobby and additional parking for the Police Station, parking for the library was displaced at the north end of the property. This configuration provided a slight increase of eight spaces for library patrons. However, this is well below the parking standard of 125 spaces for regional libraries in the Wake County system, and significantly limits the ability of patrons to find parking spaces for this library. Due to the limited land available when the library was originally constructed in 1988, only 66 spaces were originally constructed.

The Town now owns the land north of the parking area and has agreed to expand the recently reconstructed parking area for library patrons as part of its next project to construct a new administrative complex. Coincidentally, funds were previously appropriated in the County's FY 2016 Capital Improvement Program for repair of the existing parking area. Since much of this parking area has already been replaced by the Town, it is proposed that these funds be reapplied to expand the parking area further by 40 spaces, to the north of the current lot. (See attached Site Plan) This will increase the parking capacity to 114 spaces.

Per the attached Funding Agreement, Wake County will reimburse the Town of Garner in the amount of \$150,000 for design, engineering and construction of the parking area expansion. This reimbursement also includes a construction contingency of approximately 12% of the cost of construction. In addition to the parking expansion itself, this contingency is also intended for some repairs to the small amount of existing paving directly in front of the main entrance on the building's west side.

The County will reimburse the Town for the actual final costs within thirty (30) days of receipt of a request from the Town after substantial completion and acceptance of the work from the contractor as determined by the Town's project architect. The Town shall provide documentation of the costs incurred for the Project.

It is mutually understood that the new parking area will be located on property owned by the Town of Garner. The Town shall retain ownership of the property; however, the County shall have the right of exclusive use of the parking expansion area for library patrons as long as the property is used as a library. The parties agree to execute recordable documents allowing each party access and use of the other party's property for areas surrounding this parking area expansion.

Except as otherwise stated in the Funding Agreement, the Town shall be responsible for all other present or future costs related to the parking expansion and its new administrative center project, including design, construction, maintenance, taxes, insurance, and other related costs. The Garner Town Council is expected to execute this Agreement at their April 19 meeting.

**Attachments:**

1. Proposed Parking Expansion Plan
2. Funding Agreement with Town of Garner