



December 2025

Dear Northville Community Member:

Thank you for taking the time to review the presentation that was given at our Community Forums this fall. Please note that the Library Board has made no decision regarding which of the options outlined in this proposal it might pursue in the future. Please also note that the financial costs associated with the various options are only estimates and are subject to change.

If you have any additional questions, please do not hesitate to contact me or the Northville District Library Board of Trustees.

Thank you,

**Laura Mancini
Library Director
lmancini@northvillelibrary.org
248-349-3020**



Northville District Library

Community Forum



Monday, October 14 & Monday, November 10, 2025

This presentation was open to the public and given on Monday, October 14th at the Northville Community Center, and on Monday, November 10th at the Northville Township Hall.



Agenda



7:00 - 7:45 PM - Presentation

7:45 - 7:55 PM - NDL Board of Trustees Remarks

7:55 - 8:00 PM - Break

8:00 - 8:15 PM - Q & A

8:15 - 8:30 PM - Public Comment

The flow of the presentation when presented twice in person, Fall of 2025.



Background Information

- **What is a District Library?**
- **What is the Library Board and Who Serves On It?**
- **Relationship to City and Township**



The Northville District Library is incorporated under the Michigan District Library Establishment Act (P.A. 24 of 1989). It is independently operated and is not under the authority of the City of Northville or Northville Township. It is governed by a 7-member elected board of trustees.

Library Board



Nicholas Vlisides, chair (far right)
Carol Doyle, vice chair (third from right)
Alan Somershoe, Secretary (second from right)
Deborah Stanifer, Treasurer (third from left)
Joe Corriveau, Trustee (far left)
Jennifer Gustafson, Trustee (second from left)
Karen Yurgalite, Trustee (center)



All Library Board members are residents of the City of Northville or Northville Township. They volunteer their time to govern the Northville District Library and are elected by the populace of both communities.

Brief History of Library

- Some form of a public library has existed in the City of Northville since 1890
- Library has been housed in various locations in the city
- Late 1980's movement to find a permanent home for the public library and stable funding



All the various locations the Library has been housed in the City of Northville prior to 1996.

Brief History of Library



- 1990 - Haller Family offers to donate property for a library in the Township; the public votes this proposal down (subdivision at 6 mile and Sheldon used to be a farm)
- 1990's - establishment of district library, dedicated library millage and selection of Cady Street site
- School District Property Deed Restriction



Brief History of Library



**26,541 square feet
formation of elected board**

Start of construction of the Northville District Library in 1995.



Current NDL location opened on October 6, 1996

- Bill Clinton is president
- Internet is in its infancy
- Technology vastly different
- size of community at that time
- parking
- Current Building: built 1995 - 1996
- 30 years old



The Northville District Library is open to the public and is largely configured for the storage of books. In 1996, Northville Township only had 17,000 residents.

Zero parking spots are owned by the Northville District Library for its patrons. Northville Public Schools owns the parking lot behind Old Village School, the Community Center, and the Library.

Population in Northville from 1996 to now



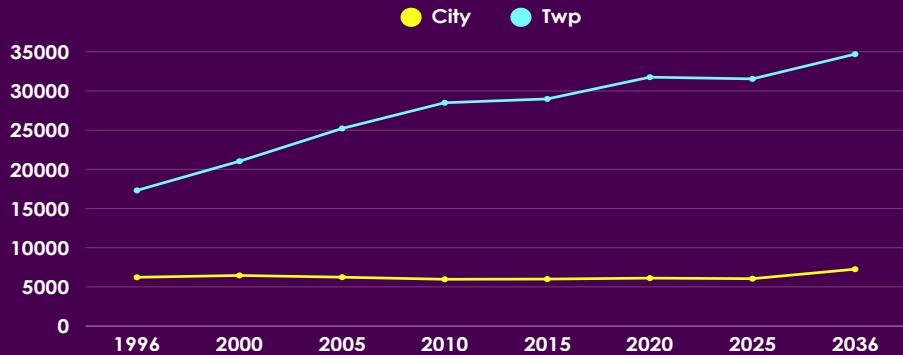
CITY

Current Demographics: White 88%, Asian 6%
Older than median state average
Population has remained largely unchanged
Expected growth next decade: 20%



TOWNSHIP

Current Demographics: White 73%, Asian 17%
Older than median state average
Population has doubled
Expected growth next decade: 10%



While the City of Northville's population remains constant throughout from 1996 to 2020's, the population of Northville Township grows by 45%, nearly doubling. Due to ongoing development in both communities, the district population is expected to continue to grow well into the 2030s. A large Asian population moves into the community, comprising 20% of the Township's population. This population makes up a sizable percentage of library users.

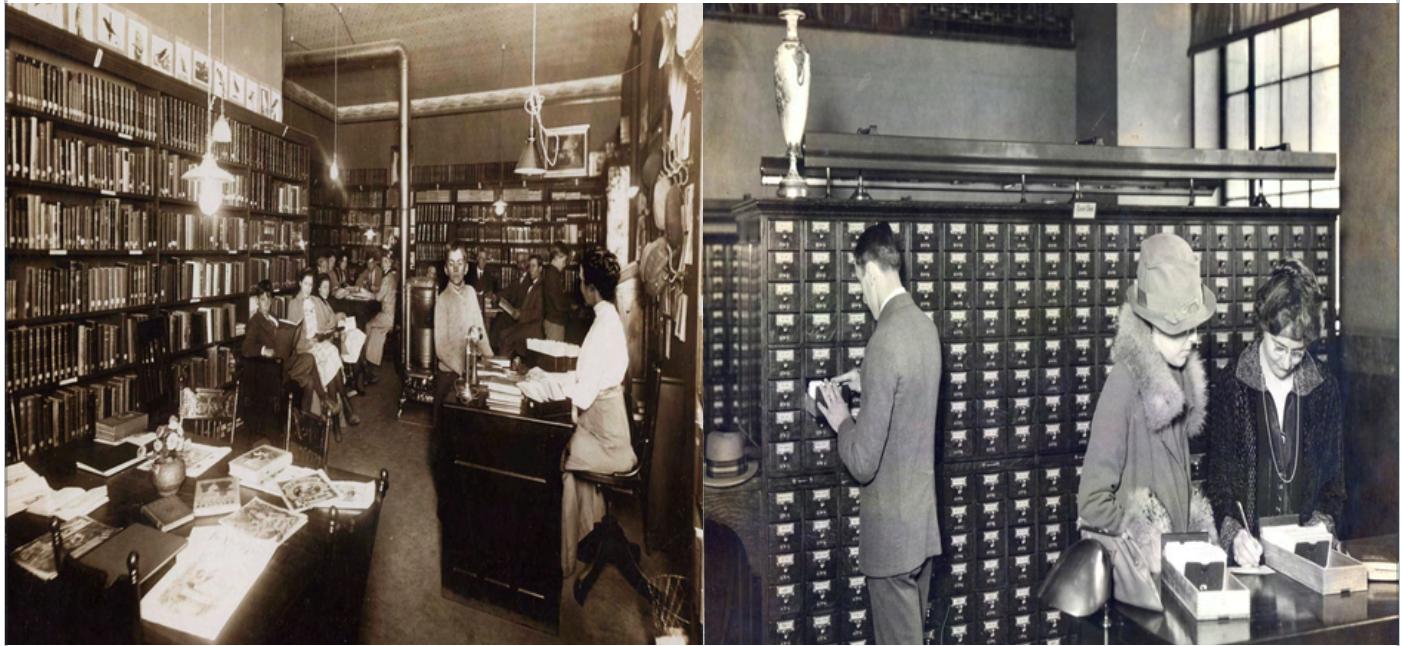
Change in Library Services



- Internet
- Smart phones
- Less emphasis on physical books
- Multiple collection formats
- Multiple technology formats
- Patron programming
- Meeting space
- Library as a community gathering space and incubator

An overview of how library services have changed in the last 30 years. Libraries have evolved from being book warehouses to community gathering places. Meeting spaces to interact, learn, create, and innovate are in high demand and are considered a core library function in the 2020's.

It's 2025 - Who still uses libraries?



Despite all the changes in technology, public libraries are still used in large numbers throughout Northville and the rest of the United States.

It's 2025 - Who still uses libraries?



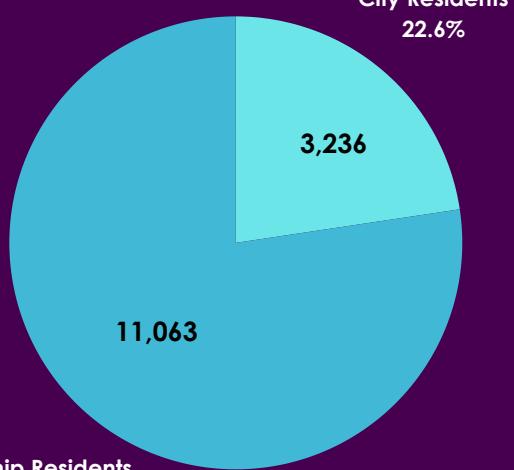
These photos capture moments in time during library programs over the last year.

NDL Today - By the Numbers



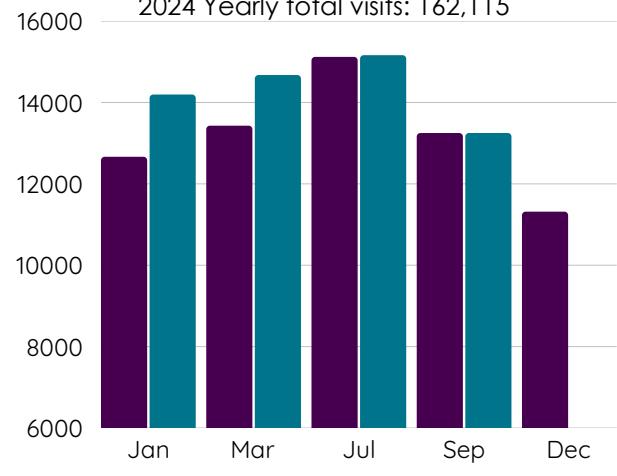
In 2024...

Residents with Northville District Library cards



2024 Average Monthly visits: 13,509

2024 Yearly total visits: 162,115

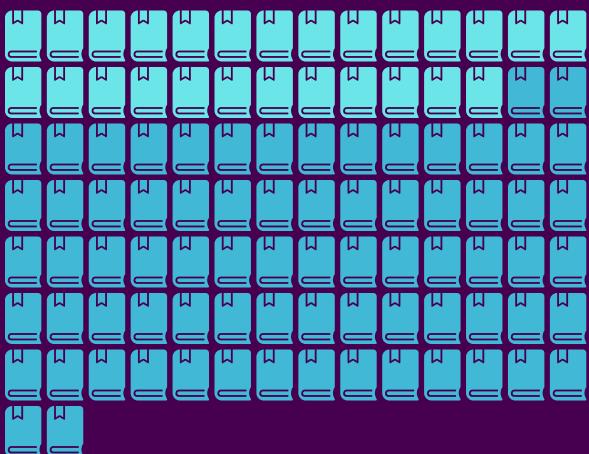


Purple Bar: 2024
Teal Bar: 2025

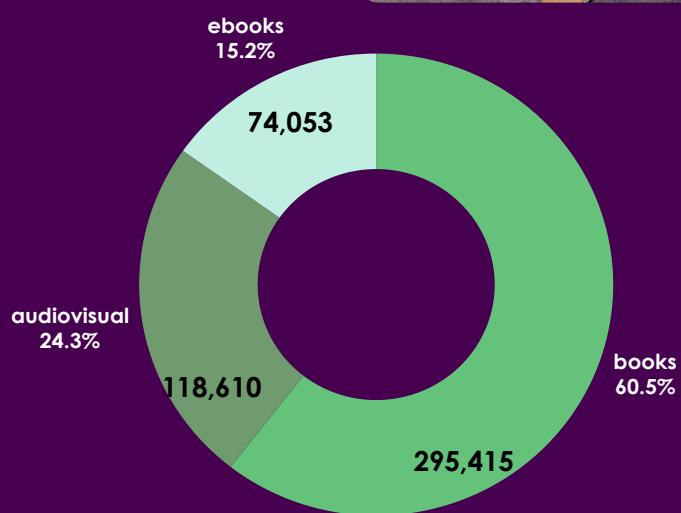
An overview of NDL cardholders by community and visits to the NDL in 2024.

NDL Today - By the Numbers

In 2024...



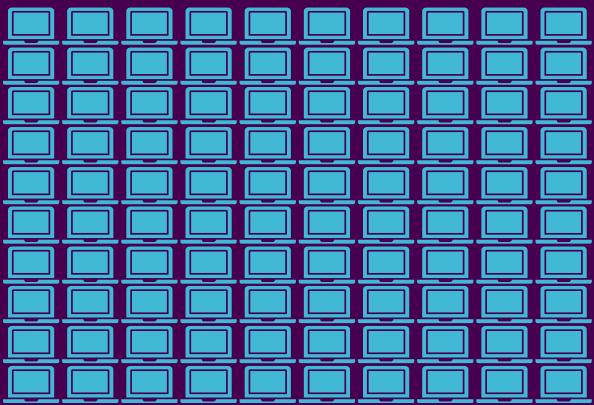
**488,078 items checked out
26/person average**



An overview of the number of items checked by NDL patrons in 2024 and their respective formats.

NDL Today - By the Numbers

In 2024...



20,134 - public computer uses



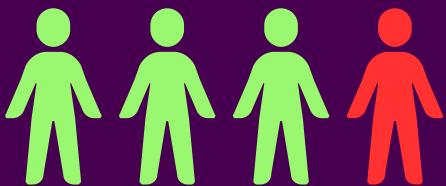
An overview of the number of times patrons used the public access computers provided by the Northville District Library.

Images included here are of the printing equipment and public computers available on the lower level of the library. NDL IT staff are featured.

NDL Today - By the Numbers

In 2024...

Meeting & Study Room Usage



High demand for study rooms;
1 in 4 chance there isn't one available

The Northville District Library offers a number of meeting spaces for the community to use. Demand exceeds supply. In the case of individual and group study rooms, one in four patrons are turned down in the course of any given month because there are no study rooms available.

NDL Today - By the Numbers



In 2024...



**633 programs held
2 programs a day on average
12,510 people in attendance**

The Northville District Library offers a variety of cultural and educational programs for all ages in the community. Programs are well attended and this slide details attendance numbers for 2024. The NDL has the capacity to host 50 people in its current available space. When programs exceed this number, they need to be offered at an alternative location such as the Community Center, Northville Township Hall, or other locations in the district. Depending upon the facility, the NDL can be charged for use of the space.

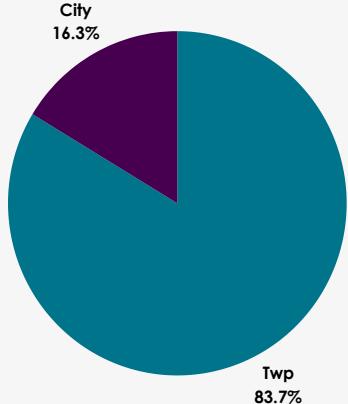
Images featured here are taken from library programs held over the course of 2024.

Millage Rate



1.0926 mills

\$315 - average payment



\$3,098,475.98 paid by
Northville Township residents



\$605,095.93 paid by
Northville City residents



This slide details the millage rate for the Northville District Library for 2025 and illustrates the amounts paid by taxpayers in each community of its district.

Current Space Pressure Points



- **Parking**
- **Program attendance limits**
- **Meeting room demand**
- **Youth Department play space**
- **Collection audience arrangement**
- **One elevator; two floors**
- **MakeIT**
- **Inter-loan usage**
- **Library of Things collection**
- **Room for storage**
- **Planning for future library services**



These are the areas where the Northville District Library struggles with the limitations of its space. Parking: The Library receives daily complaints about the lack of parking spaces. Program Attendance and Location: Programs have to be held at other locations if they exceed current building capacity. Meeting Rooms: Demand for meeting room space by the community often exceeds supply. Children's Area: Compared to neighboring libraries, the Library has a very tiny area allocated for children's play activities. Collection Arrangement: Due to the current configuration of its two floors, the Library has to break up the housing of its collections, instead of having one floor dedicated to adults and teens and one floor dedicated to children, which is the most common arrangement seen in public libraries. Patrons often have to visit two floors to obtain their materials. For families with strollers, and patrons with mobility issues, this requires use of the elevator. Elevator Compliance: The Library has one elevator for its two floors. While this was compliant with building codes when the facility was constructed in 1995, it does not meet current building standards. Maker Space: The Library regularly receives feedback from patrons that compared to neighboring libraries, the NDL's Maker Space is too small. Inter-loan Usage: The NDL also has a high inter-loan rate because it does not have enough shelving space to provide the amount of books and other materials requested by the community. Library of Things: Compared to neighboring libraries, the NDL offers the smallest Library of Things collection and is limited as to what kind of items it can offer due to a lack of shelf space. Storage: The NDL has very little room for storage and this results in the NDL having to donate or discard items that could otherwise be retained and reused. Future Services: Library services are continuing to evolve. The NDL's lack of available space results in frequent renovations to occur before it can offer a new service. Other peer libraries can offer new innovations to their community faster because they have space available.

Parking

.....



The Northville District Library does not own any parking lots or spaces for its patrons. There is also no city parking that is dedicated solely for library usage. Northville Public Schools own the parking lot on Cady Street. It is used by members of the public who are going to the Library, the Community Center, Old Village School, or the Board of Education. In 2018, Northville Schools divided the lot due to needs at the Old Village School. The portion of the lot that is used by the public attending activities at the Community Center or the Library is not large enough to meet demand for either organization. The lot is frequently filled to capacity before the NDL opens for business on any given day. The greatest number of complaints the NDL receives is regarding the lack of available parking.

Parking



- 0 spaces owned
- Schools divided the lot
- Impact on Library and Community Center parking considerable
- Library pays to maintain lot
- over \$150,000 since 2019

Despite not owning the parking lot, the Northville District Library has funded repairs to maintain the lot in good condition since 2019. Likewise, the Library also does not own the small parking lot between the Community Center and the Fire Station/City Hall located off Main Street. This lot is also owned by Northville Public Schools.

What does NDL hear from patrons?



- **Parking - daily complaints**
- **Space for play in children's area**
- **More meeting rooms**
- **Drive-thru for book return**
- **Self-service holds pick-up**
- **Buy more books**
- **More Library of Things items**
- **More programs, especially storytimes**



The items listed on this slide were generated from a community survey that took place in 2021 in response to questions inquiring what the Library could do to improve its service.

What NDL has done to address space concerns?



Expansions rapidly used up



Strategic Plan 2021



Small building renovations:
2018, 2021, 2023



Space allocation Study 2022-2023



Community Survey 2019



Financial Assessments 2023 - 2024



When the Library was built in 1996, a portion of its space was designated for future expansion. This space was rapidly consumed by the Library. In order to expand or provide a new service, small building renovations took place in 2018, 2021, 2023 and an additional one is up for consideration in 2026. To better understand how the NDL could better meet the needs of its community, it conducted a short patron survey in 2019. In 2021, a much larger survey went to the entire community as part of the NDL's strategic plan. The data received in these surveys led the Library Board to begin to examine its physical footprint. This effort entailed a space allocation study and a financial assessment to determine what sort of space was needed and what the library would be able to afford to fund.

Why Don't You Just Get Rid of... ?



Adult Books



DVDs



Music CDs



Audiobooks



Magazines

The items on this slide have been suggested by patrons as possible remedies to acquire more space in the current building. The NDL evaluates the circulation of its collections on a regular basis and all of the categories listed on this slide still get used frequently enough to justify their continued existence. Likewise, the NDL has a large population of its patrons who still prefer these physical formats.

Material Formats



All formats are still widely checked out



Not everyone has access to streaming services or computers



NDL regularly removes collection items with low checkouts



Not everyone wants to learn how to, or read, eBooks



Older community



Libraries are for everyone - need to accommodate many formats to match the knowledge and resources of any community



There are currently a multitude of material formats accessible in today's libraries. It is the mission of any public library to serve all of its community members. It is important to note that many NDL patrons do not have the financial resources to access many of the electronic formats now available. Electronic formats are also more expensive than physical formats and the NDL needs to be mindful on how to spend its financial resources. Likewise, many community members do not know how or do not wish to learn how to use electronic materials. Because of these factors and others, the NDL needs to offer a wide range of formats to the community. Some formats take up more space in the building than others.

Peer Community Comparison

	Population*	Size of Bldg	Sqft Person
Milford Public Library	17,090	23,500	1.38
Lyon Township Library	23,271	19,000	0.82
Plymouth District Library	37,308	52,000	1.39
Salem-South Lyon District Library	18,764	22,056	1.18
Wixom Public Library	17,193	14,300	0.83
			1.12
Farmington Community Library	95,583	90,112	0.94
Livonia Public Library	95,535	85,615	0.90
Novi Public Library	66,243	59,314	0.89
Redford Township District Library	49,504	65,000	1.31
Baldwin Birmingham Library	37,981	42,174	1.11
			1.03
Northville District Library	37,877	27,000	0.71
Northville District Library (Alternate Site)	37,877	40,000	1.06



*Comparable Library Information provided by Michigan Library Association/ *Population based on 2020 Census*

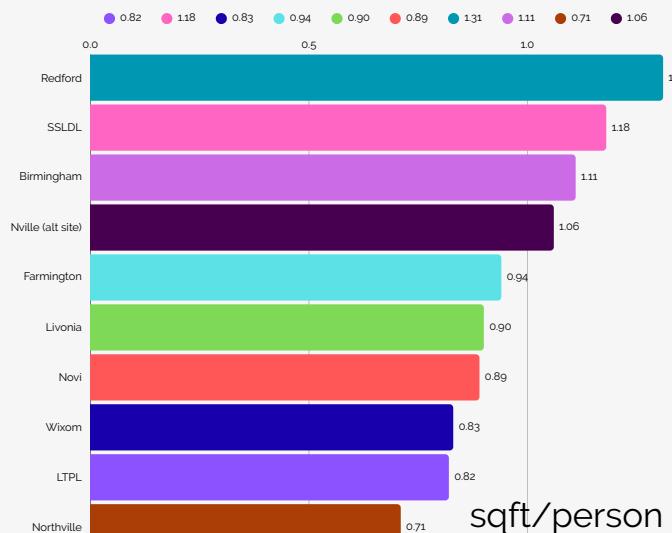
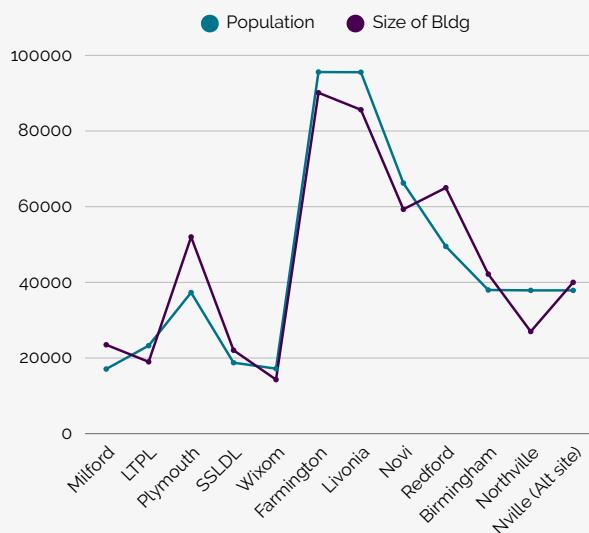
Credit: Quinn Evans

This slide illustrates the population, building size, and square footage per person of neighboring and peer libraries in southeast Michigan. In terms of square footage per person, the Northville District Library ranks last.

In comparison, Plymouth District Library offers the most square feet per person.

(The inclusion of an alternate site for the library is not meant to be indicative of a formal plan to relocate the NDL. It is only there for research and comparison as NDL and its board explore options.)

Peer Community Comparison



Another slide that illustrates how the Northville District Library compares to other libraries in square footage per person.

Key for Library acronyms:

LTPL - Lyon Township Public Library

SSLDL - Salem-South Lyon District Library

Nville (Alt site) - Northville alternate site (Dark purple color)

Northville - as we currently stand (Orange)

Comparison with Plymouth



37,877 = population
27,000 = Size of Bldg
0.71 = Sqft/person

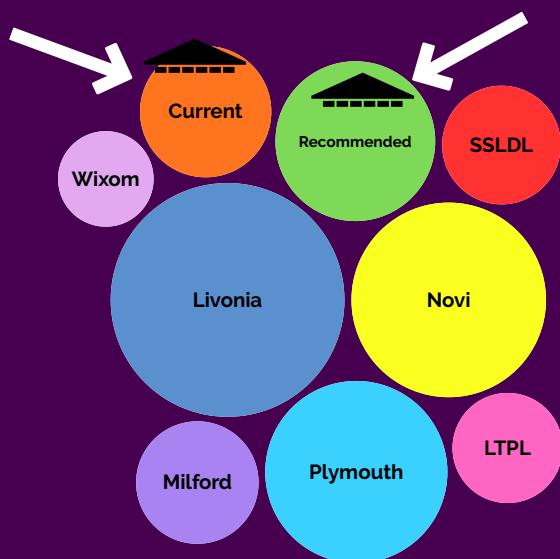


37,308 = population
52,000 = Size of Bldg
1.39 = Sqft/person

Bldg size comparison

This slide compares the square footage of the Plymouth District Library and the Northville District Library. Despite having nearly identical service populations, the Plymouth District Library has double the square footage.

How much space should NDL have?



- To meet demand and plan for future, 37,000 to 40,000 sqft is recommended
- Still smaller than other Class V libraries such as
 - Plymouth
 - Birmingham
 - Orion Township
 - Romeo
 - Etc.

The Northville District Library hired the architecture firm of Quinn Evans to conduct a space feasibility study to determine how best to utilize its current space and how much space would be required in some sort of expansion. The results of that study indicated that the NDL needs an additional 11,000 to 13,000 square feet. Even with the addition of this square footage, the NDL would still be smaller than neighboring and peer libraries, despite the growth in our community population.

Potential options to address space



Maintain current space (Do nothing)



Expand Current Building



Establish a branch



Build a new building



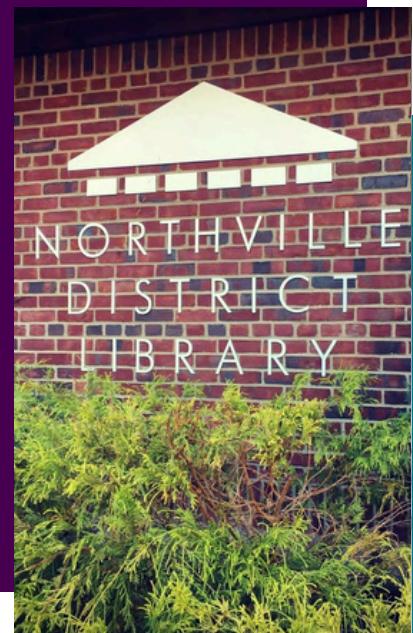
This slide outlines the four options the Northville District Library Board is exploring regarding its space.

Ideal Solution

40,000 sq. ft. building in Downtown Northville with 100 parking spots

but...

there is no available land that meets this criteria



In a perfect world, the Northville District Library would have a 40,000 square foot building located in downtown Northville with 100 parking spots designated for library use. Unfortunately, there is no vacant land in the downtown area that meets this criteria.

Option 1 - Maintain current space



Constant building renovations

Reconfigure space to meet changing service needs

No change in millage rate

No solutions to problems already noted

parking, program attendance limits, meeting rooms, play space in youth department, split collections on two floors, one elevator, maker space, inter-loan usage, storage

Risk of losing cardholders to other libraries, or shopping instead



This slide outlines the pros and cons of making no changes to the existing library building.

NDL serves a community surrounded by many strong public libraries. Without changes to its current facilities, the Library may face challenges in offering the same level of services and amenities available at larger nearby libraries, and risks losing its patrons to neighboring libraries.

Option 2 - Expand current facility



Cannot expand upward, N, S or W only outward Eastward

Proposed expansion by 10,000 sq. ft.

Doesn't solve parking issue

No drive-thru

Requires approval of City Council

Approximately \$14-16 million; would require a millage increase of .3 mills. Must be approved by voters ~ \$87 average increase

Still does not meet recommendations



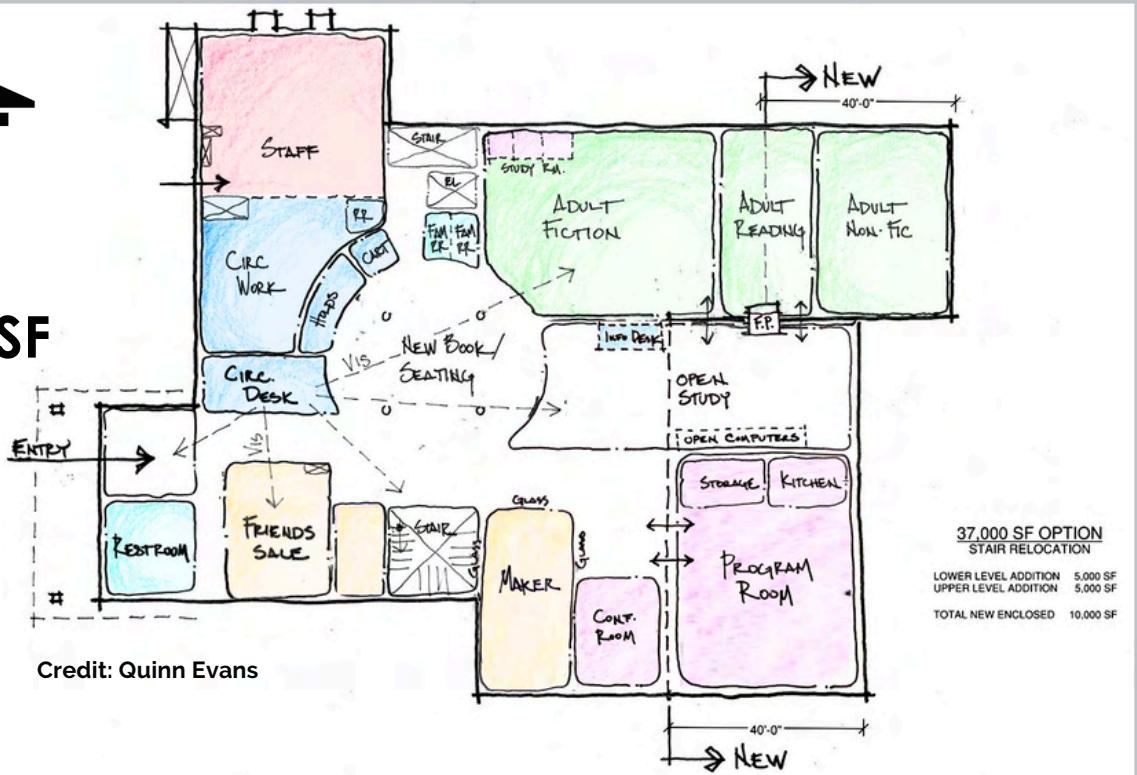
This slide outlines the pros and cons of the NDL staying in its existing building and expanding its space eastward.

Please note:

The costs listed on this slide are estimates only and are subject to change should a formal proposal be made to acquire additional property, add additional space, and renovate current space. The potential increase in the millage is an estimate only and is subject to change. This number should not be considered as a formal proposal to voters at this time.



Main-Level Option 37,000 SF

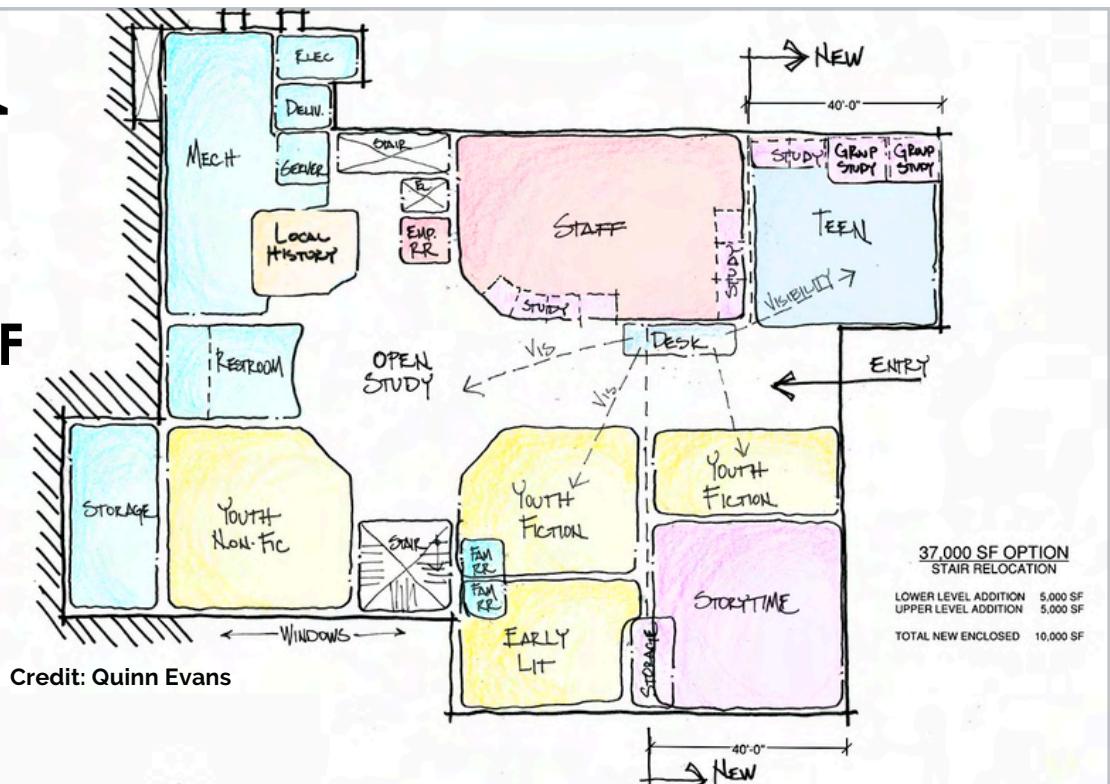


This slide is a conceptual drawing of how the upper level of the current library might look if additional space was added to the building.

This rendering is a possible solution to NDL's current divided collections between floors, improving discoverability and usage. It is not a final plan as no decisions have been made.



Lower- Level Option 37,000 SF



This slide is a conceptual drawing of how the lower level of the current library might look if additional space was added to the building.

This rendering is a possible solution to NDL's current divided collections between floors, improving discoverability and usage. It is not a final plan as no decisions have been made.

Option 3 - Build a new building



Proposal 3 - 4 acres

40,000 sq ft. facility - 100 parking spaces

Allows for everything needed by community and Library

allows for future community growth

Which community?

little vacant land in city or township

Potential costs \$30 - \$40 million

most expensive option: .3 mill millage increase approved by voters and longer debt service time to pay for financing



This slide outlines the pros and cons of the NDL constructing a new building in a different location. No location has been determined at this time for such a facility.

Please note:

The costs listed on this slide are estimates only and are subject to change should a formal proposal be made to acquire additional property and construct a new building. The potential increase in the millage is an estimate only and is subject to change. This number should not be considered as a formal proposal to voters at this time.

A New Library Would Provide:



- Drive up returns
- Community Garden
- Increase in Tech
- Family bathrooms
- Lounge/cafe - vending
- Space for exhibits & art
- Outdoor program & seating
- Increased parking
- More study rooms & meeting rooms
- Separate Genealogy & Local History
- Friends of NDL Book Store
- Increased staff space

- Children's Area
 - Tech
 - Play
 - Reading
 - larger collection
 - age-appropriate furniture
 - Program space
- Teen Area
 - Actual teen room
 - expanded collection
 - lounge
 - reading area
 - tech

- Adult Area
 - Increased collection
 - enhanced reading area
 - collab workspaces
- Maker Space
 - 3D printer
 - Scanner
 - Laser Cutter
 - CNC
 - Die-cutter
 - worktables

Credit: Quinn Evans

This slide provides a list of expanded services and amenities that could be provided with the construction of a new building.

Why not build a branch?



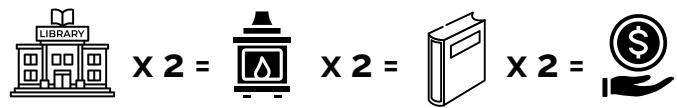
Size of community

which community for the branch?

Duplication of services

Increased operating costs and impact on millage rate: 30 - 50 % increase annually

Approximate cost: \$20 million for building construction on top of increase operating costs



This slide discusses the option of building a branch along with the annual cost considerations of operating a branch. Both of which need to be carefully considered should this option be pursued.

Please note:

The costs listed here are estimates only and are subject to change should a formal proposal be made to acquire additional land and build a branch building.

Next Steps



Complete
Community forums



Complete
Community Survey
(early 2026)



Review Data
Conversations with
City & Twp Officials

At the end of 2025, the Library Board has made no decisions as to which option to recommend to the community for consideration. Further data gathering efforts will continue in 2026 which will include a community survey and additional conversations with stakeholders in the district.



Thank you

