

Small Group #3 Feedback from Brainstorming

Briscoe Forum Group Comments/Questions

May 4, 2017

- Does the district need to be a landlord?
- How do we transfer deeds to the City?
- What happens if deferred maintenance costs are estimated to be sky high?
- How does the district maximize its investment?
- A sale would be a one-time gain.
- Is it possible to subdivide the property and sell a portion?
- Cutting up the property defeats the purpose of saving for possible, sudden growth.
- It's hard to parse out the value of the building from the open space.
- It's important to keep the open space open, or at least half the property.
- Is there a way to make tenants or leasee responsible for maintenance (e.g. a "ground lease")?
- What value does the district want from the property?
- City and schools are facing big budget concerns due to PERS.
- How about having a community center?
- What about the city using the building as offices?
- What about contacting McMenamins (in Portland) about developing the property?
- A new structure would probably cost less than rehabilitating the existing building.
- A combination of mixed uses would be intriguing (e.g. retail, condos, offices), but parking is a concern.
- If the existing building is too expensive to repair and/or maintain, what about leveling the property as a park?
- What about a business incubator?