

Small Group #4 Feedback from Brainstorming

Briscoe School Discussions

May 4, 2017

Statement on Community Value of Property

A commendable amount of activities of value to the Ashland Community occurs on the current Briscoe facility. This includes the park grounds and established educational exhibits therein developed by the community (Parks, School System, City) along with the intrinsic value of green space park lands. Educational activities occur in the building facility via OCDC and community supported aesthetic/art development.

There was consensus that it is imperative for the continued availability of the park component of the property for ongoing Ashland community utilization.

Possible Uses Developed in Our Group

1. The Ashland School District assumes a K-14 perspective on the facility, and develops programs for continuing education in the building. STEM education activities.

- Coordination with SOU, Rogue Valley Community College, university extension services

2. Establishing a public/private partnership could optimize future utilization of the property, ex-parkland.

3. Establishment of a public charter school in coordination with SOU, University of Oregon. The OCDC use of the property is a good example for promoting/development in their type of activity. It was a consensus that private charters would not be viable in the community.

4. Explore Measure 98 funding and/or programs in association with SOESD/SOU/RVCC/UOregon. STEM and workforce development.

5. City Hall replacement.

6. Temporary use facility while other school system properties are improved.

7. Solicit possible involvement from technology businesses to develop an innovation center.

Statements about Imperative Actions of ASD Facilities

1. It is imperative that the School Board include capital costs in cost-analysis of the property. This is normal operating procedure for property owners and facility managers.
2. The appraised, market value of the property are needed to determine maintenance costs and on-going capital improvement (2%-4% of assessed value)
3. Does ASD have access to proper legal advice to pursue innovative financing strategies for various uses (build-to-lease, build-to-suit, longterm leases, lease-to-buy).

Questions Yet to be Answered

1. Can the property be subdivided into building as one component and park land as another?

2. Is it possible to put covenants on any subdivided land? (e.g., can the park land be sold with the condition that it will be parkland in perpetuity?)

3. What is the assessed value of the property as a whole and in its various components?

4. Is it possible to bring in non-profit property development (TIAA-CREF) or commercial development (CBRE) to determine the value and possible uses of the property, ex-parkland.