

AVOCA CENTER

COTW DISCUSSION ITEM

JANUARY 11, 2018



Objectives of Discussion Topic

- Review potential options previously discussed under consideration
- Determine if any new options exist
- Ask each Board Member to share thoughts relative to presented options
- Determine if any options can be eliminated at this time
- Have a preliminary discussion surrounding decision values (including a proposed technique to prioritize options)

Reminder: No discussion of specific dollars associated with sale

Options Currently Under Consideration

- Raze Avoca Center to keep land
 - At District expense
 - At partial District expense (form partnership with third party private entity)
- Sell entire Avoca Center parcel to develop land
 - To a developer for residential development
 - To a municipality for community use / development

Options Currently Under Consideration

- Sell portion of Avoca Center parcel
 - To offset cost of razing building and retain land
 - To generate some on-going revenue through property taxes
- Others ???

Board Values

- Agree to a set of values that would assist with the decision process
- Allow each Board Member to share their value prioritization
- Align options to values; through a point system associate points to each value to determine if a consensus can be achieved by which values are most important

Potential Values for Board Discussion

- Financial Impact – Short term (influx of funds to potentially offset deficits or fund needed capital improvements)
- Financial Impact – Long term (recurring revenue to support educational programming)
- Land Use – Keep District ownership of public land
- Land Use – Keep land for community
- Focus – Distraction of land on the District
- Educational Use – Re-purpose for educational benefit
- Environmental Impact – Improve environment through use of land (water retention, “green” options, etc.)
- Others ???

Suggestion for Prioritization

- Provide each Board Member 100 points
- Request the points are applied to each of the values
- Collate data to determine options that are aligned to Board “weighting”

Parcel Info

