



Legislation Text

File #: 22-3201, **Version:** 1

Subject:

Long term use for the Annex property located at 130 Center Street South

BACKGROUND SUMMARY :

Staff presented to council at the March 28, 2022 council conference session the results of a study conducted by Whitman, Requardt Associates, LLP (WRA) to provide the Town with the basic architectural building code requirements for the desired public uses, identify conditions that are not compliant with existing building codes or that would prevent obtaining a new Occupancy Permit, and to identify additional survey or conditions that need to be analyzed prior to submission for permits for the Annex. Staff reported that the estimated cost to make the Annex compliant with building codes in order to obtain a new Occupancy Permit (\$500,000), to make programming and meeting space improvements for public use (\$225,000) and to install an elevator (\$200,000) was approximately \$925,000.

Based on these findings, council expressed concern that the renovation investment for the short term use of the Annex was too high, a permanent use for the Annex had not been determined, public engagement for permanent use had not occurred, concern that the current CIP debt will push permanent use project out too far to satisfy the community and that the short term use may influence long term decisions.

Based on council concern, staff proposed to council via email on April 15, 2022 a future use path forward strategy for the Annex. The recommendation was to conduct a Land Feasibility and Community Needs Assessment of the Annex property. The information from the feasibility report and needs assessment will provide recommended land uses of the Annex property based on the Town's strategic plan, comprehensive plan, extensive community engagement and available funding in the long term. A professional consultant would be hired to conduct the assessment as the expert consultant brings more industry experience, provides a more objective perspective and can help the Town move faster through the process. Staff will develop a scope of work for the RFP. The selected vendor will present their findings in a written and illustrative report to Council. The study would begin in early fall 2022 with a goal of completion in spring 2023. The project budget is \$50,000 - \$75,000, financed from CIP.

The results of the Land Feasibility and Community Needs Assessment for the Annex property will provide Council with the information needed to determine long-term use of the Annex property. As discussed at the March 28th council meeting, the long term decisions for the Annex property will guide decisions for the short-term use of the property.

OVERVIEW :

SUMMARY/STAFF IMPRESSIONS :

Dependent on council direction, staff has provided the following progression for attaining public operation of the Annex property with an estimated timeline.

- 1) Conduct the Land Feasibility and Community Needs Assessment for the Annex property. September 2022 - June 2023
- 2) Council to determine the long-term use of the Annex property. June 2023 - August 2023
- 3) Council to determine the short-term use of the Annex property. August - September 2023
- 4) Council to provide direction to staff on whether to move forward with making the Annex compliant with building codes in order to obtain a new Occupancy Permit, make programming and meeting space improvements for public use and to possibly install an elevator. These repairs/improvements would take approximately 9 - 12 months to complete. October 2023 - September 2024
- 5) Annex property open for public use Fall 2024.

Staff is looking to council for guidance to conduct the Land Feasibility and Community Needs Assessment for the Annex property.

RECOMMENDATION :