

An aerial photograph of a scenic river valley. The foreground is dominated by a dense forest of evergreen trees. A wide, green field stretches across the middle ground, with a small, golden-brown field to the left. A large, calm river flows through the valley, bordered by more forested hills. In the distance, rolling hills and mountains are visible under a clear blue sky with light clouds.

City Council
Workshop
November 21, 2022

Rose Property Interim Use Review

Purchase Summary



Purchase Date: 2020



Purchase Price: \$12.5 million



2019 Appraised Value: \$13.32 million



Total Acreage: 54.45 acres (two parcels)



2022 Assessed Value: \$12.7 million

Property Information



House

Constructed 1981

1,580 sf Finished; 1,008 Unfinished Basement

Attached 2-car Garage

Outbuildings

3-Sided Storage Bays

- Constructed 2000
- 6 bays
- 1,400 sf

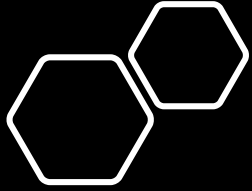
Covered Horse Arena

- Constructed 1995
- 6,900 sf
- Fully open, dirt floor

Covered Horse Barn

- Constructed 1950
- 6,900 sf
- Primarily enclosed stalls





Prior Discussions with Council

- July 2021 Council Workshop
 - Proposal to remodel House
 - Job Order Contracting discussion - \$234,000 quote
 - Rental and/or Caretaker option
 - Outcome:
 - Council felt quote was too expensive for the benefit
 - Council requested a tour and basic information regarding the property, structures, assessed values, etc.
- Tour completed, but no other discussion or work to date...

Current Use & Concerns

© 2016

General:

- Home has been vacant since City purchased in 2020
 - House and outbuildings deteriorating quickly
 - Existing Trees vs. House
- Ongoing Maintenance
 - PW inspects house once/week – security, maintenance needs, etc.
 - PW mows and maintains grounds surrounding house
 - 2022 Contract to hay fields – 17 acres, \$500, one bidder
- PW storing minimal materials on site
- Related - Operations Center Space Planning

Current Use & Concerns

Long-Range Parks Planning:

- '23/'24 Proposed Budget includes Legacy Lands Master Planning
- 10-30 year endeavor to develop dependent on other priorities

Budget

- Remaining Bond funds from the 2019 GO Bond Issuance - \$500k+/-.
 - Rose Property and Leadbetter House



Options

House

1. Prior Proposal - Remodel and convert to Office Space (\$3-350k**)
 - A. Create space for current and future Parks/Recreation and PW Maintenance staff
 - B. Remodel and convert to “Caretaker Property” with potential for off-setting revenue and/or maintenance support
2. Demolish – (\$75-100k+/-**)
3. Do nothing; Demo when Park Development occurs.

**Order of Magnitude Costs



Options

Outbuildings

1. Complete significant security/site upgrades; use for interim Operations space
 - A. Improved Access, roof, surfacing, electrical, doors, security. (\$500k+**)
2. Minimal upgrades, use (lease) for interim Operations (100k** over time)
3. Do nothing; let Buildings naturally deteriorate. Demo when Development occurs.

**Order of Magnitude Costs

Options

Land

1. Fully Maintain
 - A. Lease fields for Hay
 - B. PW maintain “Park Feel”
2. Partially Maintain
 - A. Lease fields for Hay
 - B. Minimal maintenance by PW
3. Do Nothing



Discussion and Decision Point

House

- Remodel - \$3-350k**
- Demo - \$100k+/-**
- Do Nothing

Outbuildings

- Upgrade, use and maintain - \$500k+**
- Minimal updates - \$100k**
- Do Nothing

Land

- Fully Maintain
- Partially Maintain
- Do Nothing

**Order of Magnitude Costs