
Nelson House 417 Adams St.

- Sell the building and land in the private market.
- Lease the building and land in the private market.
- Lease the house for needed housing with non-profit.
- Relocate the historic house to another property.
- Amend Urban Renewal to include this property.
- Smaller programs at City Hall move to this property.
- Create non-profit resource center.



Considerations

- The building is currently vacant.
 - The property is contiguous with city owned public amenities (City Park, Aquatic Center, Public Library).
 - The City wants to retain ownership of the land for a future public master planning effort.
 - The City does not want to demolish a significant historic landmark.
 - May require a significant maintenance investment in the building and property.
 - Leaving the structure vacant is a liability for the City.
 - The parking that is adjacent to the structure is critical to the operations of the Aquatic Center and City Park.
 - High visibility of the property makes any action potentially controversial.
 - All options require some level of administrative attention to carry out.
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Option 1: Sell Building and Land in Private Market

Pros:

- Source of one-time revenue for the City.
- Dispose of a maintenance liability.
- City can influence ultimate use and align with community goals.
- In a land-constrained environment provides an opportunity for business development adjacent to the downtown.
- If ultimately in private hands, it is a property returned to the tax base of the city.

Cons:

- City would lose the land asset and any potential future options that holding on to that asset would provide to the community.
 - A private development located between the public parking lot to the north and the Aquatic Center could cause some conflicts relative to the use of the public parking lot.
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Option 2: Lease the Building and Land in Private Market

Pros:

- Source of on-going revenue for the City.
- Dispose of a maintenance liability for the term of the lease.
- City can influence ultimate use and align with community goals.
- In a land-constrained environment this provides an opportunity for business location adjacent to the downtown with high visibility on Highway 99W.

Cons:

- City assumes the administration of property management.
 - A private development located between the public parking lot to the north and the Aquatic Center could cause some conflicts relative to the use of the public parking lot.
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Option 3: Lease the House for Needed Housing with Non-Profit

Pros:

- The land asset and historic building is retained by the City, but is leveraged for needed housing in the short-term.
- The building is actively occupied and maintained by an entity other than the City.
- Mutually beneficial lease agreement duration.

Cons:

- City will need to commit to a lease term duration that is mutually beneficial to the City and the housing provider, which typically means a compromise from both parties.
 - Renovating a historic structure for housing with federal or state funds requires a more complicated environmental review than a structure that is not historic.
 - There could be conflict associated with the northern public parking lot relative to the needs of the housing tenants and the general public.
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Option 4: Relocate the Historic House to Another Property

Pros:

- The land asset is retained by the City and the historic building is preserved.
- Retaining the land asset allows the City to include this parcel in any future downtown and public facility master planning.

Cons:

- There will be additional immediate costs to the City for the relocation of the structure and the restoration of the site.
 - The City would have a vacant property to maintain or reposition as a new public facility that would involve an investment.
 - Building would be removed from its historic site, which will reduce its historic integrity.
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Option 5: Amend Urban Renewal to include this property

Pros:

- The land asset could be retained by the City and TIF revenue could support the relocation and/or remodel of the structure (converting it to an asset that could be used by the City) and public development plans for the site.
- Same pros and cons as the two scenarios above but adds financial resources.

Cons:

- Urban Renewal amendment process can be uncertain.
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Option 6: Smaller programs @ City Hall move in

Pros:

- City retains asset
- Crowded City Hall can have some relief

Cons:

- City would likely need to update/rehab some things on the structure.

Option 7: Create non-profit resource center

Pros:

- Great visibility
- Retains historic structure

Cons:

- City loses asset and ability to incorporate land adjacent to a community park.
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Feedback Requested

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