

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Approval of Kaufman Community Center Intergovernmental Agreement

Meeting Date: September 9, 2013
Department: Library, Recreation and Cultural Services
www.eugene-or.gov

Agenda Item Number: 2C
Staff Contact: Craig Smith
Contact Telephone Number: 541-682-5334

ISSUE STATEMENT

The City Manager proposes entering into an Intergovernmental Agreement with Oregon State University (OSU) Extension Service to lease the Kaufman Community Center.

BACKGROUND

The Kaufman Community Center has been in mothball status since Cascade Health Solutions ended its lease agreement with the City in 2011. In May 2012, the council directed staff to retain the property and determine the most effective use of the property as a community resource while eliminating the ongoing maintenance costs to the City.

OSU Extension Service's interest in the facility has provided an opportunity for the City to enter into an Intergovernmental Agreement with OSU Extension Service. OSU Extension Service views the Kaufman site as an appropriate location to operate its community education and research programs. The City of Eugene views OSU Extension Service as the appropriate organization in maintaining the integrity of the historic gardens and facility, while using the facility as a community resource. The Jefferson Westside Neighborhood Association fully supports OSU Extension Service occupying the Kaufman House and operating in the neighborhood.

OSU Extension Service completed a Historic Alteration Application to the Planning & Development Department, identifying its recommended changes to the facility and the grounds. The application, which was subject to public review, was approved in August 2013.

History:

1972: Trude Kaufman donated the home to the City of Eugene to benefit senior citizens. It became a City of Eugene Community Center for senior services.

1997 – 2011: The City of Eugene initiated budget reductions that eliminated its recreation program services at the Kaufman Senior Center, and initiated agreements with various local agencies to provide senior services. Agencies included Lane Community College, Emerald Empire Council on Aging, and Cascade Health Solutions which terminated the agreement when it moved its services.

2011: Councilors were updated on the status of the facility and the potential future use. Input for the use of the facility had been reviewed from the Jefferson Westside Neighborhood Association and from a variety of individuals, community agencies and organizations.

2012: The council moved to retain the property and create a Request for Proposals (RPF) process that considers the criteria as identified by the Jefferson Westside Neighborhood, but does not limit the criteria to those standards, and determines the most effective use of the property as a community resource via a lease agreement that eliminates the ongoing maintenance costs to the City of Eugene.

Timing

The vacant facility has created an attraction for individuals to trespass. There has been some damage done to the exterior of the building because of an illegal fire. The neighbors are anxious to have the facility occupied and monitored, becoming less of an attraction.

Terms of the Agreement

The IGA will be for five years with the option to extend for an additional five years. OSU Extension Service will lease the facility for \$1,500 per month and be responsible for the annual security and utility costs of the facility. OSU Extension Service will also be responsible for daily maintenance of the grounds and the building. The City of Eugene will provide all major maintenance to the facility, the cost of which will be covered by the revenue earned from the lease.

RELATED CITY POLICIES

The City Council passed Ordinance 20330 in 2004, establishing the S-HK Historic Kaufman House Special Area Zone. Under this ordinance any landscape alterations, building alterations or additions, and all new construction must comply with EC 9.8175 Historic Property Alteration Approval Criteria. In addition, partitions and subdivisions of the property are prohibited for the S-HK Historic Kaufman House Special Area Zone.

Eugene Code 2.872: City Manager has the authority to present a proposal for the disposition of real property that is not within a development plan, that has not been declared surplus property and for which no other procedure is specified in the Code or a council-approved intergovernmental agreement to the City Council for its action.

Eugene Code 2.860: a lease is defined as a form of disposal of surplus real property.

Council Goal - Fair, Stable & Adequate Financial Resources: Leasing the building will allow the City to cover the expected maintenance costs while also providing a community resource.

COUNCIL OPTIONS

1. Enter into an Intergovernmental Agreement with OSU Extension Service and lease the building consistent with the terms identified in the agenda item summary (AIS).
2. Maintain the current status of the property and continue to explore surplus options, including an RFP process to find an appropriate occupant.

CITY MANAGER’S RECOMMENDATION

The City Manager recommends proceeding with Option 1 - Enter into an Intergovernmental Agreement with OSU Extension Service and lease the building consistent with the terms identified in the AIS.

SUGGESTED MOTION

Move to direct City Manager to enter into an Intergovernmental Agreement with OSU Extension Service and lease the building consistent with the terms identified in the AIS.

FOR MORE INFORMATION

Staff Contact: Craig Smith, Recreation Services Director, AIC
Telephone: 541-682-5334
E-Mail: craig.h.smith@ci.eugene.or.us