

# EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



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## Work Session: Trude Kaufman Center

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Meeting Date: July 13, 2011  
Department: LRCS/Recreation & CS/Facilities  
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Agenda Item Number: B  
Staff Contact: Craig Smith  
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### ISSUE STATEMENT

The purpose of this work session is to update you on the facility condition and status of the City-owned Trude Kaufman property on 996 Jefferson Street.

### BACKGROUND

In June 2010, the council determined to lease the Kaufman building to Cascade Health Solutions for up to two (2) years, to allow time for the City to explore the best options to surplus the property while maintaining income to the City. In January, 2011, Cascade Health Solutions vacated the lease and moved their services. Since that time, the building has been placed in mothball status

### 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: The City of Eugene initiated budget cuts that eliminated its recreation program services at the Kaufman Senior Center.

1998 – 2003: The City of Eugene entered into a cooperative agreement with Lane Community College (LCC) to allow Retired Senior Volunteer Program (RSVP) to operate as a neighborhood community center serving seniors. The City of Eugene provided the building, LCC provided the operating capital, and RSVP provided the programming and staffing.

2003: Lane Community College withdrew their financial support to RSVP. Council Resolution 4773 authorized an initial two-year agreement between the City of Eugene and the non-profit organization Emerald Empire Council on Aging (EECA) to lease Kaufman Senior Center for \$1.00/year, with the intention of allowing EECA the opportunity to become fully self-sufficient in providing community-based senior services.

2005-2010: Council Resolution 4846 authorized a five-year lease for EECA to provide support services, recreation, and community center activities for seniors. The lease rate was below fair market value and capped at \$10,000 per year by the resolution. The City of Eugene provided preventative and major maintenance for the building. At the end of this contract, EECA chose not to renew but recommended that Cascade Health Solutions be considered for a continuance of services to senior citizens at Kaufman.

2010 - 2011: The council approved a two-year short-term lease to Cascade Health Solutions, giving the City Manager time to determine the long-term strategy for the building. Within six months of the decision, CHS moved their services and vacated the building.

**Financial and/or Resource Considerations:** Prior to placing the facility in mothball status, the City of Eugene spent an average of \$30,000 per year for preventative maintenance and capital improvements. No capital preservation projects are currently scheduled for the building. The current annual cost to keep the building in mothball status is approximately \$20,000 per year and is funded by the Kaufman Trust Fund. Use of the Kaufman Trust to subsidize major maintenance costs at Kaufman Center reduces the funding available to the Library, Recreation and Cultural Services Department for the City's senior services program. If current spending continues, these resources are projected to be depleted by FY15.

**Building Condition:** The building was originally constructed in 1908 – 1910. A recent Appraisal Report completed by the City of Eugene identifies; “The overall condition of the dwelling is fair. But other than the newer roofing, the interior and exterior has a tired look. Most all aspects of the property need attention.” Facility Management estimates the value of known condition deficiencies for the property to be in the \$150,000 – \$200,000 range if the future use of the property is residential. For an institutional use (e.g. a residential care facility), renovation costs could be significantly higher.

**Public Use of the Building:** Between 1972 and 1997 the City of Eugene Recreation Division utilized the facility as a senior center. From 1997 until 2011, it was leased to several agencies serving senior citizens. In terms of City use, the Library, Recreation and Cultural Services Department have no current or future interest in offering programs or services at Kaufman Senior Center. Campbell Senior Center and Petersen Barn Community Center have become the primary locations for City-sponsored senior programs.

## **RELATED CITY POLICIES**

**Zoning classification:** In 2004, the City Council passed Ordinance 20330 which established 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 9.817 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.

There is no affirmative covenant or other binding language in the transfer of the Kaufman Center that requires the City to forever use or maintain the property for purposes as a community center or forbids the City's sale of the property. In 1972, Trude Kaufman made the City of Eugene a complete and outright gift of the house and the contents of that house. Ms. Kaufman also sold the City the real property upon which the house is located.

**Council Goals - Fair, Stable & Adequate Financial Resources:** Any major capital investment to retain this building in an operable condition would reduce funds available for reinvestment in City assets that support delivery of City services.

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## **COUNCIL OPTIONS**

No options are provided at this time, this is an information work session only.

**CITY MANAGER'S RECOMMENDATION**

No recommendation, this is an information work session only.

**FOR MORE INFORMATION**

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