



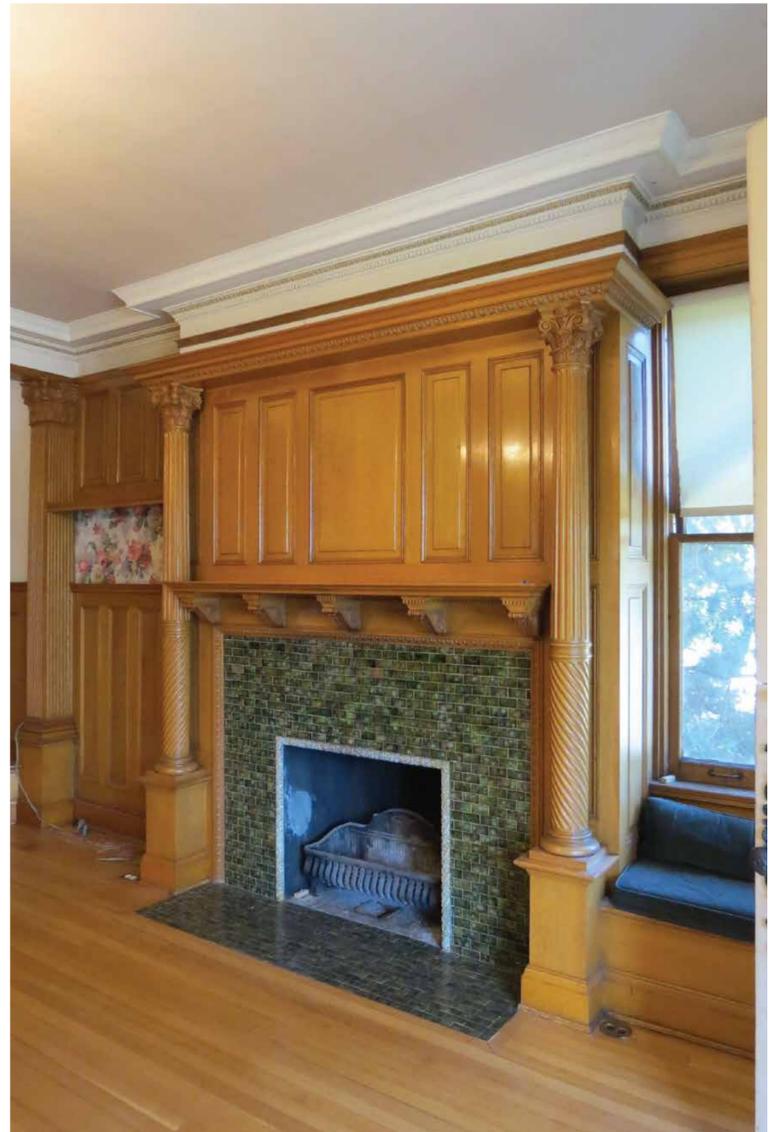
## STAKEHOLDER DISCUSSION SUMMARY

### General Discussion:

- General appreciation from the stakeholders that the research and background information conducted to date is satisfactory and all questions and comments from first stakeholder meeting have been resolved.
- Consistent appreciation from attendees related to the refined options presented and that the communities' values have been represented.
- Overall support for the process and next steps.
- Overall support of first round of filters to the select refined options.
- Several questions about the basis of financial information were asked regarding the background and development of identified costs and potential revenue.
- General awareness relating to the department's financial status and goals supporting cost recovery as one aspect of the stewardship model.
- Majority of the stakeholders understand the challenge that the house presents to the department regarding financial responsibility and competing priorities.
- Energy efficiency goals should be considered for any future occupancy
- City staff will apply for an extension of the non-conforming use that would otherwise expire in June 2019.
- Lessons learned from the past need to be addressed in this process
  - Zoning restricts use and will need to be addressed prior to some of the options
  - Will need a high level of community support for non-conforming uses
  - The ideal option may not exist, having a back-up plan
- What length of time is needed to find ideal option?
- Clear expectations for maintenance, repair and replacement versus operations.
- We have a better understanding going into the future of what the house needs.
- Concern that this project could set a precedent that all historic assets will be expected to become revenue generating.
- Stakeholders noted that this house is a unique opportunity for cost recovery.
- Chautauqua is an example of an effective partnership model that requires some level of cost recovery and has had long-term success.
- Some concern that this house should not be used to support all historic assets, reinvest in the house only.
- The University Hill Neighborhood Assoc. does not support profit from either sale or lease of the house if the sole reason is to make profit to support other departmental capital efforts, and especially maintenance backlog.
- Request for community meetings in the house (currently not set up or staffed for this use).
- A few concerns were expressed about the Jan. 31 public meeting being held in conjunction with other projects at an open house. The preference for a single-issue venue was expressed by a few members.
- Request for materials available on web page (will be posted after public meeting and open for comment for 2 weeks).

### If lease option is the preferred option:

- High level of support in the room for a cost recovery lease.
- Cost recovery lease would protect lessee from incurring large unexpected overhead expenses.
- A few stakeholders commented that option H was preferable because it retains city ownership while lifting the financial responsibility from tax payers and allows for an innovative approach to long-term partnerships and use of the house.
- Consider the long-term implications of the property lease requiring the property to be self-sufficient including incremental rent increase in alignment with maintenance cost increases.
- Consider a master tenant with option to sublease.
- If leased for more than the amount to cover costs, stakeholders briefly discussed a requirement that any additional funding should be dedicated to support other historic assets.
  - Pros: more funding would be readily available to support other historic assets and match future grants
  - Cons: Sets a precedence of historic assets needing to make revenue to support themselves
- General appreciation that there should be a term limit to find an appropriate tenant to best match community values, if not under serious negotiation, at some point the City should consider sale.



## NEXT STEPS

### Feb. 21 - Joint PRAB and Landmarks Board (no public comment)

5 - 6:30 p.m.  
Municipal Services Center  
5050 East Pearl Street

This is a special joint board meeting set up for discussion of the Harbeck-Bergheim House. This meeting will be open to the public in a listening capacity. There will not be an opportunity for the community to speak at this meeting.

### Feb. 25 - PRAB Discussion Item

The Harbeck-Bergheim House is scheduled as a discussion item. The discussion will occur between PRAB and staff as a follow up to the joint meeting. As always, the community is welcome to share their views at the beginning of the meeting during the standard Public Participation agenda item.

### Correction: March 25

### Mar. 18 - PRAB Action Item (with public hearing)

The project is scheduled as an action item on the agenda. This meeting will include a public hearing as part of the scheduled action item. That means there will be time for the community to share their voice as part of the agenda item.

### April 2 - City Council Matter from the City Manager

The Harbeck-Bergheim House will be presented to City Council as a Matter from the City Manager. The community will have the opportunity to share their views at the beginning of the meeting, as at every regular City Council meeting during the Open Comment. City Council meetings are open to the public and you may sign up to speak to council about city issues.