



EAST TENNESSEE COMMUNITY
DESIGN CENTER

1300 N. Broadway, Knoxville, TN 37917

Fourth & Gill Neighborhood Center Presentation & Panel


Wednesday, November 3, 2021



Why are we here?

Fourth and Gill neighborhood needs to decide the future of the neighborhood center building since the organization that was managing it is no longer in existence.

This process and outcome will give the FGNO Board a clear directive on how the neighborhood wants to proceed.

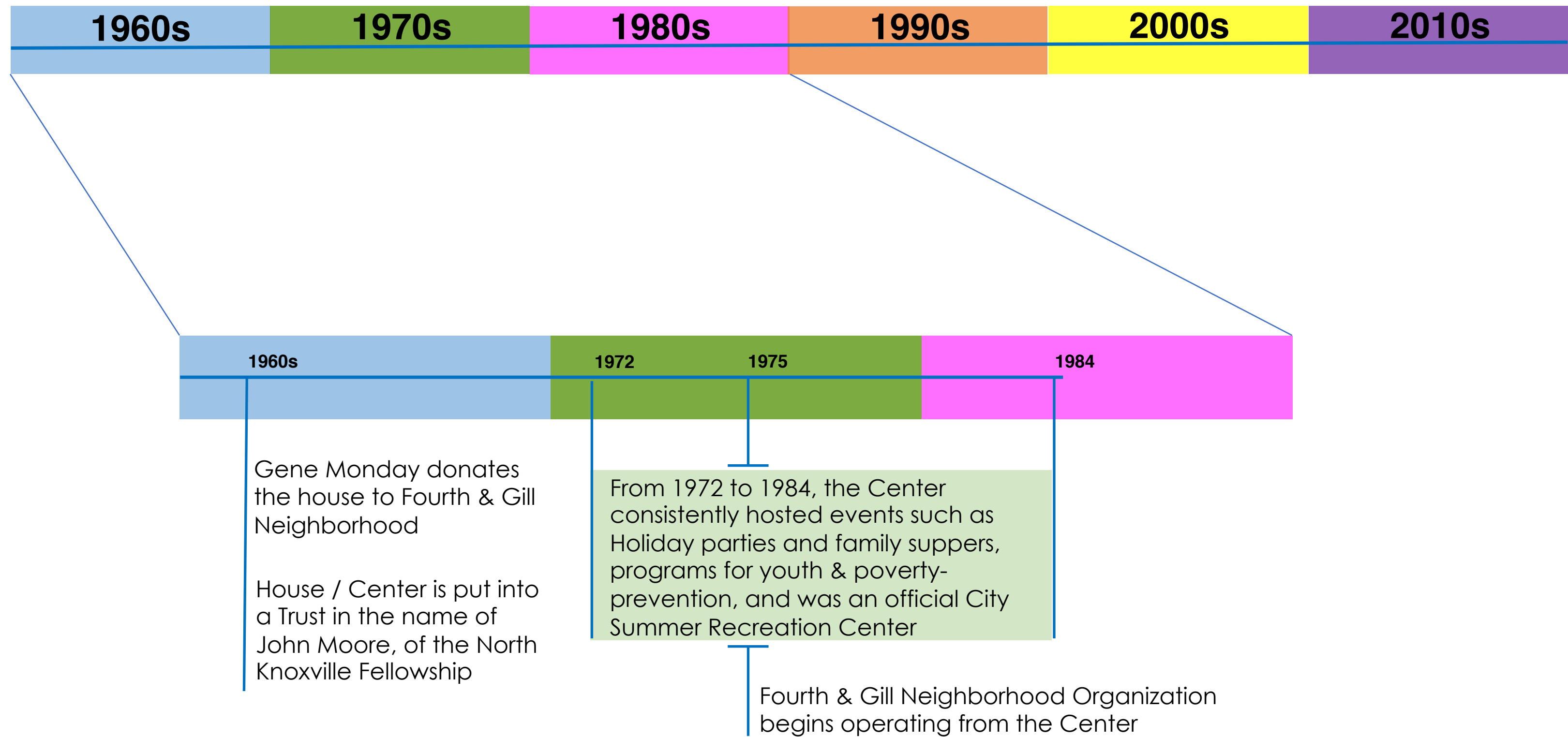


Fourth & Gill Neighborhood Center Location

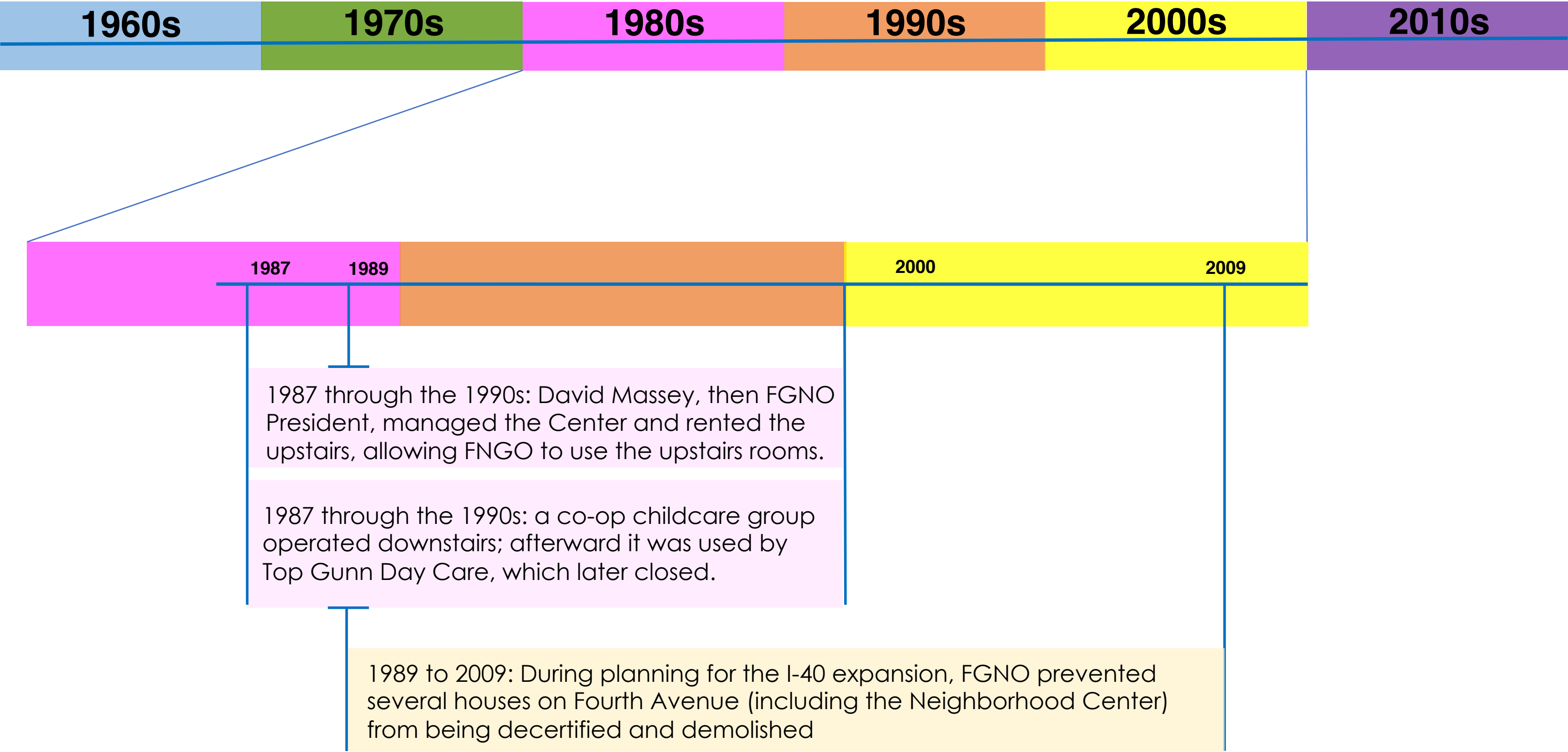


The Fourth & Gill Neighborhood Association footprint is the darkened shape on this map.
North is to the right on the map.

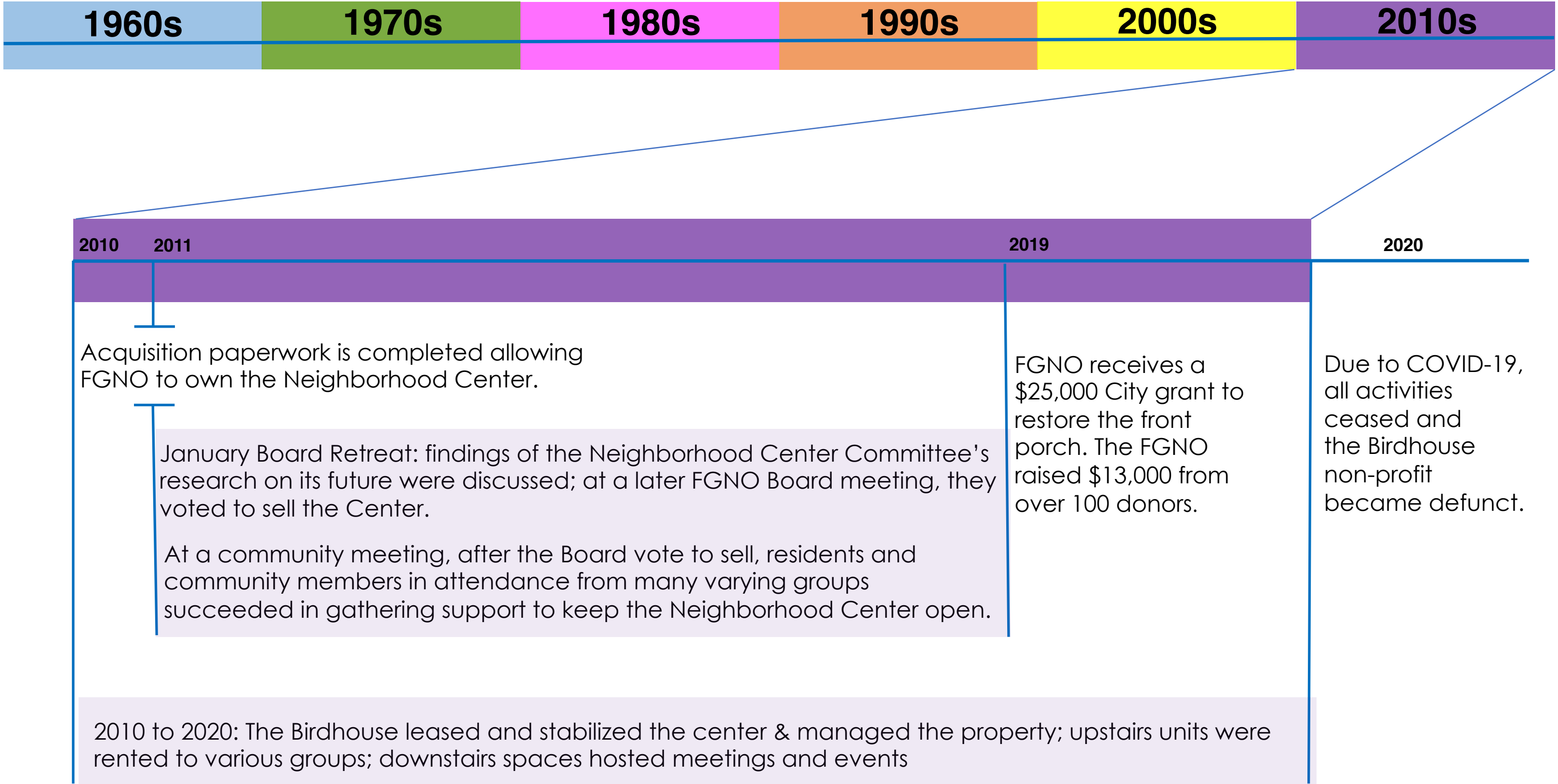
Fourth & Gill Neighborhood Center Background Timeline



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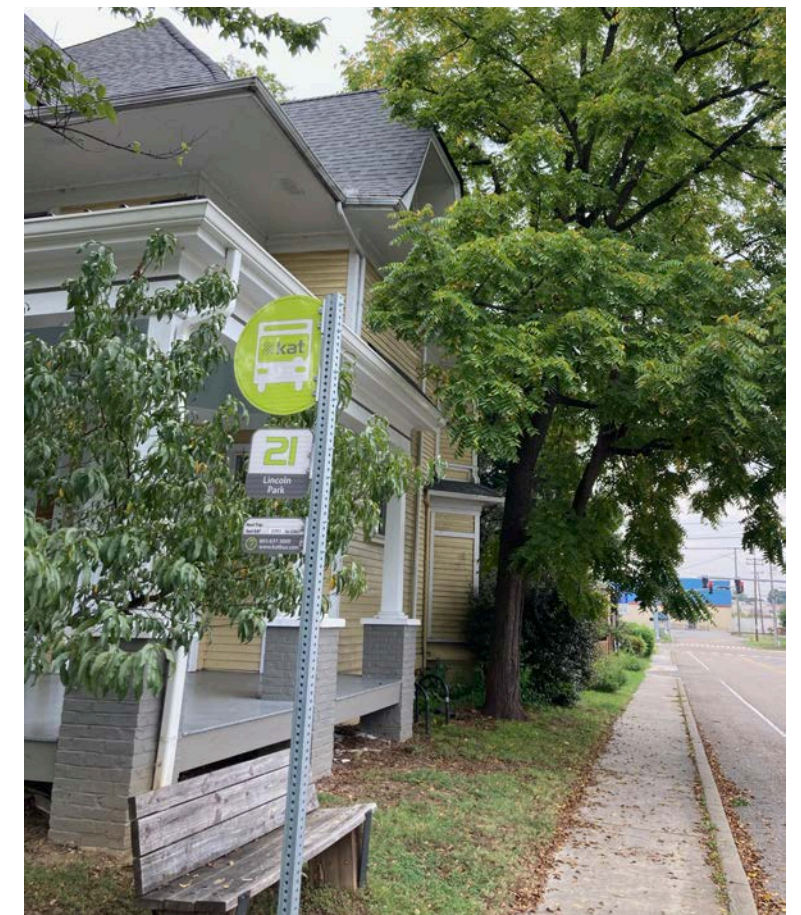


Fourth & Gill Neighborhood Center Background Timeline



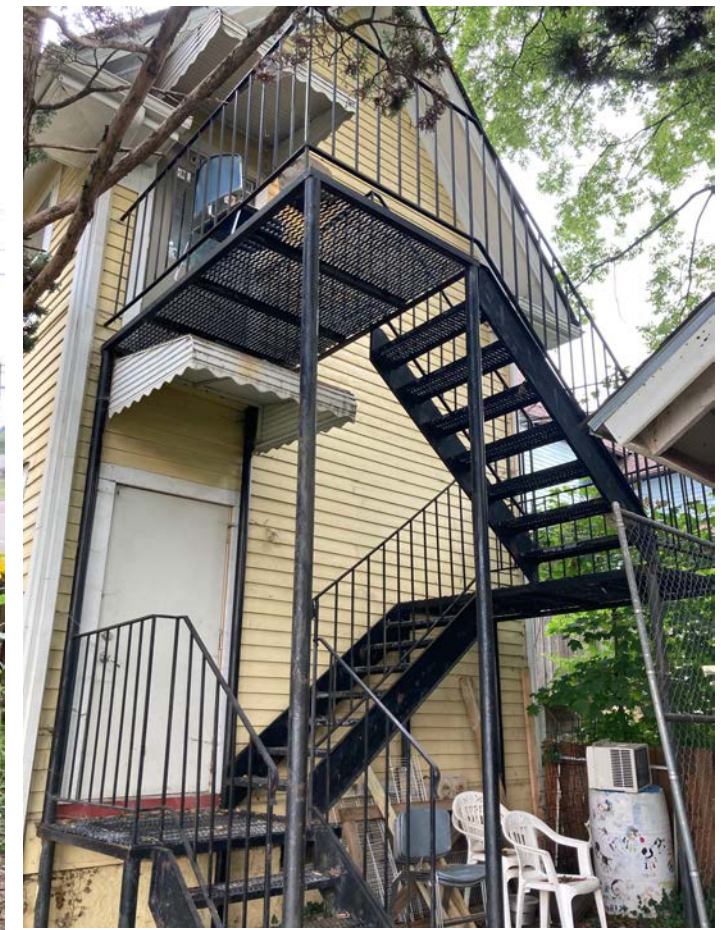
Current Conditions of the Building: Front of House and Front Porch

There is a side accessible entrance to the left of the renovated porch, completed in 2019.



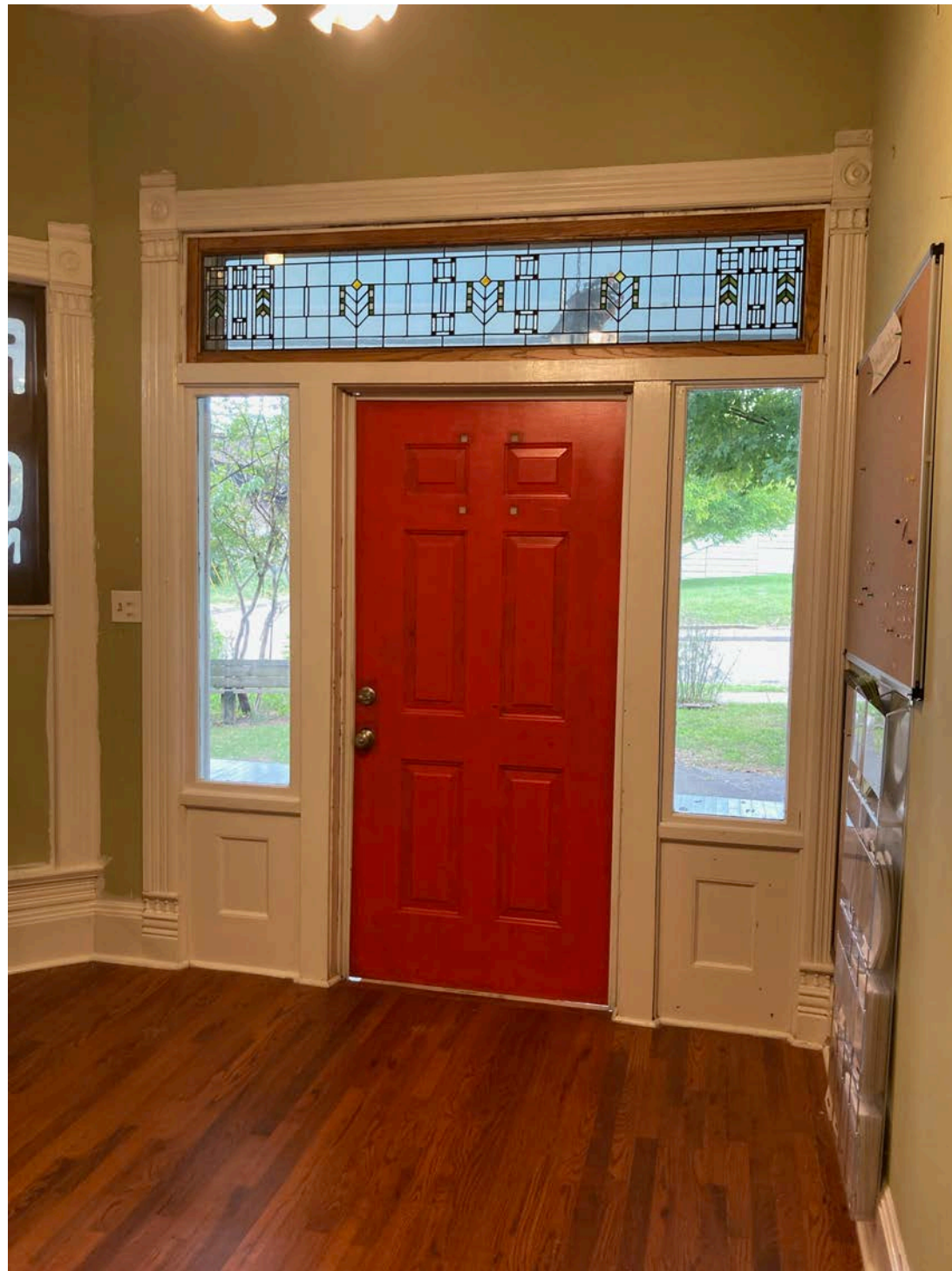
Current Conditions of the Building: Back of House and Back Yard

There is a back metal exit stair for the second floor tenants. There is a small storage shed an the yard is fenced-in with a gate to the street.



Current Conditions of the Building: First Floor

In the main foyer, there is an original wood interior connecting stair. The railings were recently painted.



Current Conditions of the Building: First Floor

The main space is three rooms combined to create an open gathering space.



Panoramic view



Current Conditions of the Building: First Floor

There is a kitchen area with an oven and cook top. This cooktop cannot be used since there is no fire suppression system. There is one toilet (non-accessible) that can be modified. The main space has many original windows. Some of the window frames are in need of repair. The house currently uses window AC units, but there is a central forced air system that could be upgraded to provide heat and air.



Current Conditions of the Building: Second Floor

Three rooms are currently being used by tenants (rooms were locked and there are no photos of those spaces). There is an open office at the top of the stairs, which was used by The Birdhouse. There is existing drop-ceiling in need of repair.



Current Conditions of the Building: Second Floor

There is a back, windowed open office used by varying groups. A fire exit stair is at the back allowing a secondary exit from these tenant spaces. There is one toilet on the Second Floor.



The building is not sprinklered and cannot have more than 49 occupants at any one time.



KEEP | SELL

The following options have been developed by
members of the
Fourth and Gill Neighborhood Organization



KEEP

Keep with the Boyd's Funding

\$50k Boyd's gift for renovations & initial operations;

\$100k Boyd's endowment pays for maintenance & future repairs

Uses: Downstairs = Community-building activities & events for all ages/interests

Upstairs = 4 office/studio rental spaces generating income

Finances: Self-sustaining from office/event rental income, grants & fundraisers;
Boyd's gift and endowment

Notes: Part-time staff to manage the building;
If after 4 year trial the Community Center is unsustainable, the building can be rented entirely (est. **\$20k/year** income to FGNO + Boyd's \$100k can remain for repairs;
If sold in the future, the \$100K endowment will return to the Boyd's



SELL

Creation of an Endowment from Selling

There are three (3) options to consider.





Option I: SELL through the ETF for Endowment

*Transfer Center to the
East Tennessee Foundation (ETF) who would then sell
it on FGNO's behalf and put net proceeds into a trust
for the FGNO*

Details: Future funds would be managed by FGNO board
under restrictions of the ETF.






Option 2: Sell - Open Market for Endowment

Sell for market value and endow a trust fund for the FGNO

Details: FGNO would sell the Center on the open market and take proceeds from that transaction and create a trust fund for the future use of the FGNO.






Option 3: Sell – Nonprofit for an Endowment

Sell to a new or existing nonprofit and endow a trust fund for the FGNO

Details: FGNO would sell the Center to a new or existing nonprofit at a reduced cost that would develop the building with a portion to be maintained as a community space.





VOTING PROCESS

Details: All Neighborhood members will vote to
Keep or **Sell** the Center

All Neighborhood members also will vote on the
three (3) Sell options



Example Ballot

Fourth & Gill Neighborhood Center Ballot

Per Legal Requirements: In order for the decision about the Neighborhood Center to count as valid and binding, at least 25% (a 'quorum') of the 196+ registered voting neighborhood members must place a vote. This means that if a quorum (49 members' votes) is not reached, no decision can move forward.

For an action (Keep/Sell) to be approved, it must receive more favorable votes than not.

💬 0

* 1. You must provide all required information and answer all questions below in order for this ballot to be counted. 💬 0

Full Name

Street Address

* 2. 'I certify that I am a registered voting member of the Fourth and Gill Neighborhood Organization' 💬 0

☐ Yes


☐ No

* 3. What should we do with the Neighborhood Center? 

☐ **KEEP**

☐ **SELL**

☐ ABSTAIN

* 4. Regardless of your answer to question 3, choose your preference of what to do if the Neighborhood Center is sold. 

☐ Option 1 - Sell the Center to the East TN Foundation

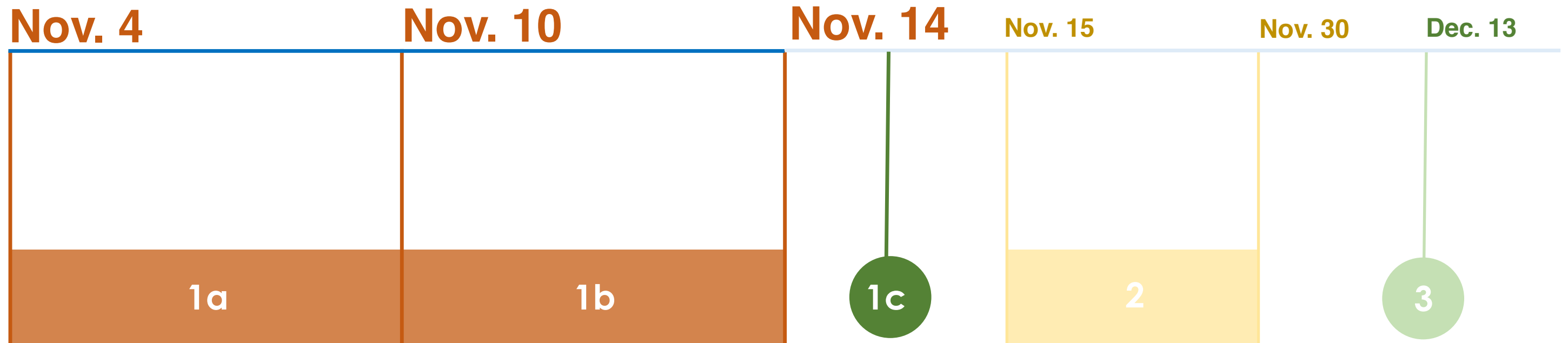
☐ Option 2 - Sell the Center on the open market

☐ Option 3 - Sell the Center at a discount to a nonprofit

☐ Abstain

Note: All ballots must be received by 5pm on Tuesday, November 30th, including physical ballots, which must be left at the ETCDC office mailbox at 1300 North Broadway.  0

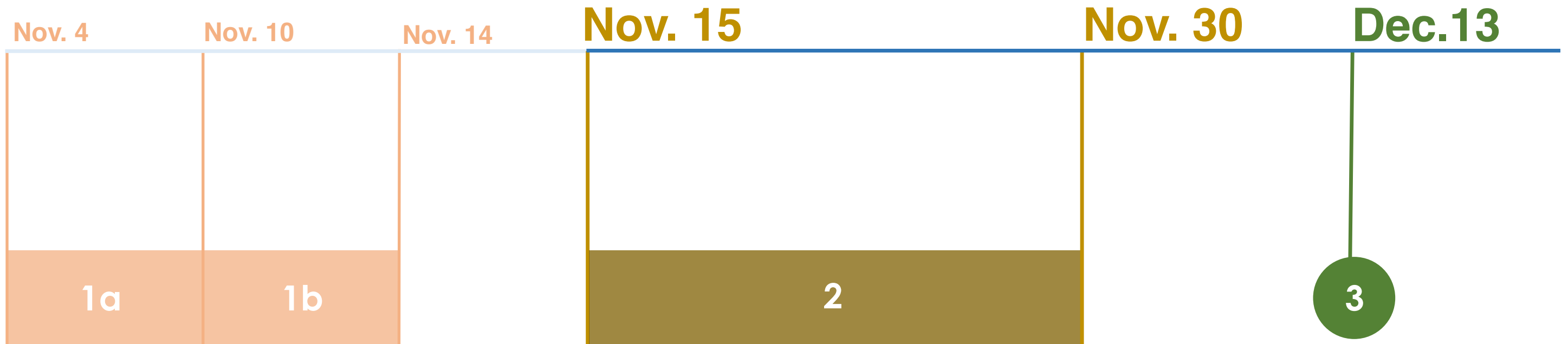
Next Steps



1a ETCDC web page opens November 4th; includes Keep-Sell option information about the Center & answers to all submitted questions; neighbors have until November 10th to submit further questions, which must include name and address; you may also deliver questions to the ETCDC office mailbox.

1b-c Questions submitted by November 10th will be answered by the Board by Sunday, November 14th. That day there will be a Neighborhood Communication Meeting at CUMC from 4:30 – 6:00 pm.

Next Steps



- 2.** November 15th: ETCDC will have all answers to questions posted on the web page and will send a Ballot to **Voting Neighborhood Members** for a vote on the Keep / Sell options. There will be paper ballots also that can be picked up at the ETCDC office and put in the ETCDC Mailbox.

Voting will close at 5:00 pm on Tuesday, November 30th

- 3.** ETCDC will present results to the FGNO Board and Neighborhood on Monday, December 13.

How to find the web page (Nov 4th – Nov 30th) www.communitydc.org



PROJECTS ▾

WHO WE ARE ▾

MEMBERSHIP

EVENTS

GET INVOLVED

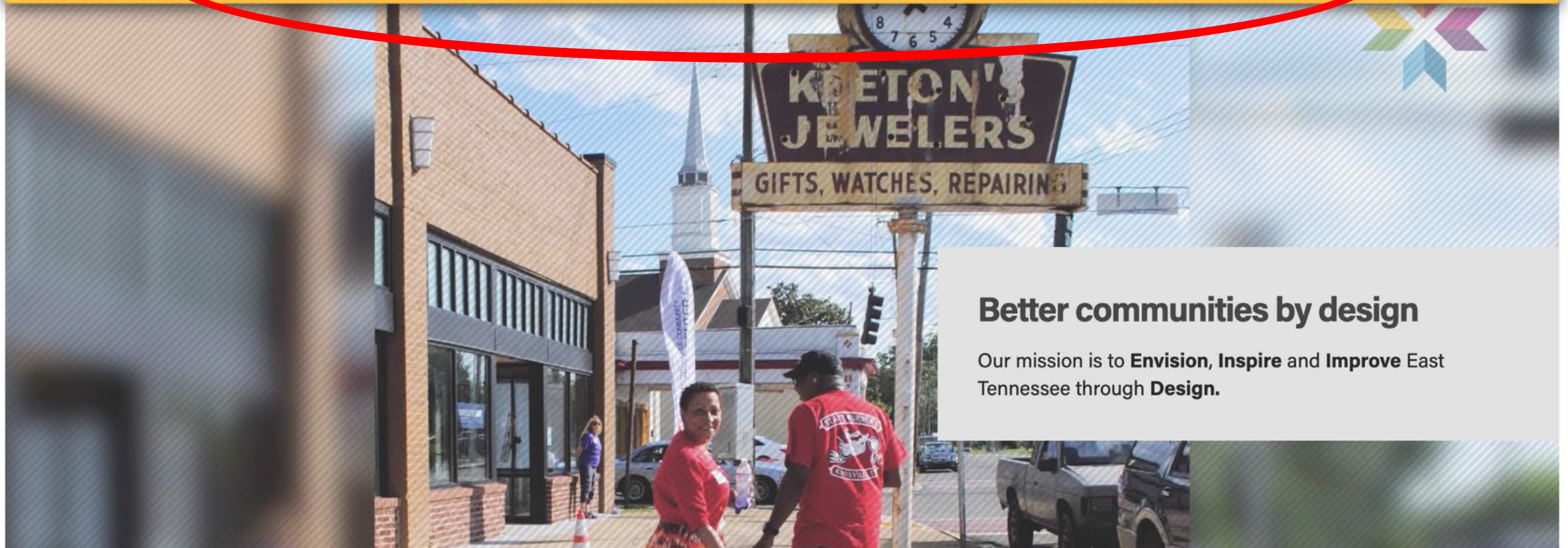
CONTACT

UPDATES

DONATE



If you are a resident of 4th & Gill and are looking for our page on the Neighborhood Center, [click here!](#)



Better communities by design

Our mission is to **Envision, Inspire** and **Improve** East Tennessee through **Design**.

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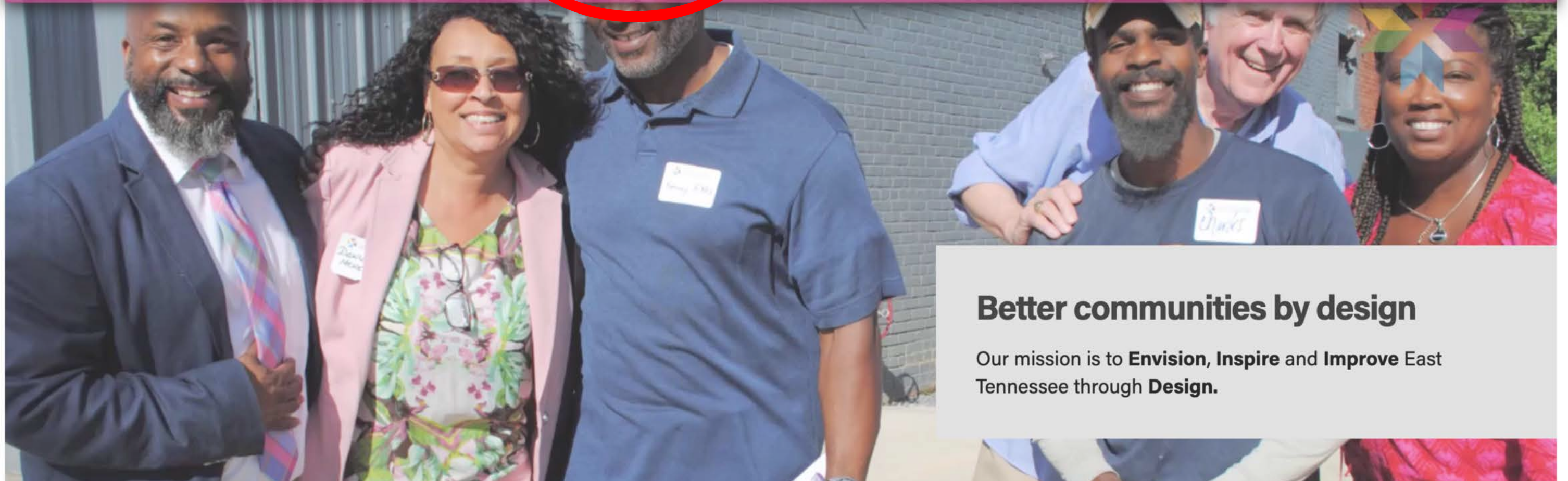
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4th & Gill Neighborhood
Center

Thanks to all of Our Celebration at Lakeshore Park Sponsors and Guests! It was an amazing evening!




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Panel Discussion

Please note: Questions unanswered tonight will be responded to over the next few days and all answers will be publicly accessible on our web page once it goes live on November 4th.





What Next?

You will now have fifteen (15) minutes to write down your questions about either of the two options. After this, we will have a ten (10) minute break, following which our panel will answer as many of the questions as possible within thirty (30) to forty-five (45) minutes.

Please write your questions on cards that match the color of the options shown in this presentation. Make sure to clearly write your name and address on the cards as well.

If your question is about KEEPING the Center, use a PURPLE CARD.

If your question is about SELLING the Center, use a BLUE CARD.





10 Minute Break





Thank you for attending!

