

# The Fourth & Gill Neighborhood Center 'Keep' Information

## Keep Option:

*Revitalized Community Center utilizing Boyd family donation; includes backup plan*

## Details:

*The mission of the Fourth and Gill Neighborhood Center is to offer programs, events and gatherings for residents of the Fourth and Gill Neighborhood and the wider community that nurture individuals and build community.*

*The Year 1 startup expense budget of \$32,800 (excludes \$35,000 building improvement item) will be secured through office rentals and the gift from Thomas and Lindsey Boyd.*

*The \$50,000 gift from the Boyds will be allocated to renovations/improvements and initial operations, while returns from the \$100,000 endowment will pay for major repairs and ongoing maintenance as needed.*

*Day to day management of the neighborhood center will be carried out by two part-time staff persons: a Coordinator and a building Caretaker. The Coordinator will manage duties such as promoting use of the Center, scheduling events, managing volunteers, communicating with the neighborhood, and assuring adequate funding. The Caretaker is in charge of building maintenance, cleaning, and security.*

*Income will be expected from four office/studio spaces upstairs and space rentals downstairs for private events, classes, organization meetings, and arts performances.*

*Backup plan: If after 4 years it is clear that operating a community center is no longer feasible, the building can be retained by FGNO and rented at \$2,000+ per month (annual income to FGNO of \$20,000). The building could still be used as a community center, either in whole at a later date or in part through an arrangement with the tenants.*

## Comments:

*City grant approval to rebuild the porch was based partially on the building being a community center. Future city grants could be jeopardized if building sold.*

*The staff would be hired and supervised by the Neighborhood Center Committee's governance subcommittee, to be overseen by the Fourth & Gill Board of Directors.*

*Significant neighborhood support has already been demonstrated by work on the building.*

*Original gift of the building was predicated on it being used as a community center and FGNO accepted the gift with that understanding. Otherwise it is to convert to St. James Church ownership.*

## Pros:

*Enhances the livability of Fourth & Gill by providing a space for community activities and programs, which increases property values.*

*Offers high-demand affordable office space; as a UT Legal Clinic client FGNO will receive consultation that reduces our risks as a landlord for our four commercial leases and as a nonprofit.*

*Existing office rentals bring in income that covers a substantial percentage of the NC's annual expense budget.*

*Backup Plan assures greater income than 'Sell' options + the house will continue to appreciate.*

*FGNO residents will receive a discount on single-use party rentals and other private events.*

*FGNO events and monthly neighborhood meetings will be prioritized and free for all neighborhood organizations.*

## Cons:

*Requires FGNO to oversee and operate the neighborhood center.*

*Requires NC Committee to supervise the staff.*

*Requires NC Committee to manage tenants.*

*Requires coordination of on-going maintenance of the building.*

*Expected growth will create potential for scheduling conflicts.*

*Cash flow from fundraising and events is never guaranteed.*

## General Note:

*This information on this board has been edited for clarity. An unedited sheet of all the provided pros and cons can be found on the ETCDC web page once it goes live.*