

Scott School Property Choices

Decisions relating to the future of the Scott School property begin with understanding three participants: the property, the City of South Salt Lake, and Pioneer Craft House, Inc.

The Scott School property.

- 1. 6 acres located at the corner of 500 East 3300 South: a) close to two residential communities; b) on an important east/west route in the Salt Lake valley; and c) across from a former high school and future commercial/open space/single family home housing area.
 - Underutilized by the residential communities nearby.
 - Poor public transportation services on 3300 South. (However, with plans by UTA to improve 3300 South service in next five years.)
 - Future of former high school development promising.
- An odd assortment of buildings, class rooms, meeting rooms, support facilities – all in need of regular maintenance and capital improvements.
 - Annual facility maintenance/operations cost of \$56,000.
 - Capital:
 - To date \$350,000 spent on fire safety, exiting, some plumbing, initial ADA accessibility (new retaining wall, ramp) enhancements , lighting updates, hazard removal, limited HVAC improvements, building damage repair caused by fire, upgraded sidewalks, and new entries to some rooms .
 - Planned (but not budgeted) capital improvements \$1.3 million for – finally resolving ADA access issues, fire exits, security, replace leaking plumbing, HVAC upgrades, creating functional

multi-purpose rooms for rent, roof repairs, removal of old boiler and awnings.

- Outdoor space capable of accommodating modest social and community events.
- Significantly limited on-site parking for events which attract large numbers of guests.
- Property co-owned by Salt Lake County and the City of South Salt Lake.
 - o With City of South Salt Lake solely responsible for all costs and property management.
- Restrictions on use of the property: May only be used for community cultural programming.
- Long-term property tenant has been non-profit Pioneer Craft House, which specializes in teaching crafts and arts.
- Scott School property is currently used for City community classes and programming (youth afterschool, “Write Here Writing Center,” ESL classes, citizenship classes, annual community arts show, “Venture” course) [725 hours weekly]
- Scott School is designated _____ in the City’s General Plan.

The City of South Salt Lake.

- Thriving urban core community, with established residential neighborhoods and commercial centers.
- Diverse population supported by a wide-range of City recreation, art, and education programs.
- Recent (2015) Parks, Open Space, and Community Centers Master Plan suggests the need for neighborhood open space and community centers throughout the City.
- Constraints on municipal revenue brought on by significant change (2006) in Utah sales tax distribution.
- At the time the City of South Salt Lake acquired the Scott School property, the City Council fully understood the future fiscal obligations of the property *and* the revenue restrictions the City was facing.
 - o Acquisition of the Scott School property occurred soon after the City Council (14 June 2006) dramatically increased (134%) property taxes to offset the 2006 loss of sales tax revenue.
 - o The City Council vote (23 May 2007) to acquire the property was 4 to 3, with the three dissenting Council members (Fitts, Rutter, Anderson) stating their objections to the future cost of the Scott School property.
 - Council members were told the expected annual facility costs of the Scott School would be about \$40,000.
 - o The City Council similarly understood that Pioneer Craft House would provide little or no revenue to offset the cost to the City of South Salt Lake.

- Council was informed Pioneer Craft House had been heavily subsidized by the School District and County for a several years.

Pioneer Craft House, Inc.

- A 501c3 corporation specializing in teaching pioneer arts and crafts.
- A non-profit entity with limited financial resources, which for decades has benefitted by significant support from the Granite School District and the City of South Salt Lake.
- PCH instructors have a strong reputation for effectively teaching arts and crafts to community residents and guests.

Assumptions relating to the future of the Scott School property.

1. The property's location, facilities, and historic use provide opportunities for significant community space and community programming suggested by the 2015 Parks, Open Space, and Community Centers Master Plan.
2. The property may only be used for cultural arts.
3. The City's fiscal ability to support and enhance property maintenance/operations/capital improvement at the Scott School is limited by the City's overall constrained revenue situation.

Important South Salt Lake City Council policy decisions:

1. Will Scott School be used primarily as a community-support center, or may it become a regional draw?
2. Should the City seek reasonable revenue generation at the Scott School property, or should Scott School remain primarily supported by the general revenue fund?
3. What kind of partnerships (government or non-profit), if any, are important to the City of South Salt Lake in supporting the future of the Scott School? Should partnerships include effective programming or effective revenue contributing, or both?

Next Steps for Scott School:

1. Enter into a contract (lease) with a non-profit (or government) partner to support the City's programming and revenue generation consistent with City objectives.
 - a. Best if screening and selection of contract partner accomplished through a "request for qualifications" (RFQ) process.
2. Support a dependent 501c3 non-profit corporation which is charged with programming and revenue generation consistent with the City objectives.
 - a. The key components of a "dependent" non-profit organization would be the ability of the City Council to designate the appointment of board members and the annual approval of the organization's budget.
3. Assign a City department with programming and revenue generation consistent with City objectives.