

YMCA clarification
Jan. 29, 2014

Risk Levels

←			
Very High	Very High	Medium	Low
Fred Meyer Lease	\$5.25M Fred Meyer Purchase		\$4.5M YMCA Housing
PROS	PROS		PROS
Provides Annual Revenue for 4J	Perception 4J Got Highest Value		4J Gets Higher Value
			4J is a Community Partner
			Civic Property remains Community Asset
CONS	CONS		CONS
4J Remains Partner in Commercialization of Civic Property	4J Remains Partner in Commercialization of Civic Property		4J Remains Partner in Rezoning to R2
4J is Landowner when Stadium is Demolished	4J is Landowner when Stadium is Demolished		Low Chance Zoning Change is denied and 4J will retain property ownership
Very High Chance Zoning Change will Fail & 4J will retain property ownership	Very High Chance Zoning Change will Fail & 4J will retain property ownership		
4J Loses Community Support	4J Loses Community Support		
Declining Value Lease			