



Eugene School District 4J
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September 18, 2014

Dave Perez, Executive Director
Eugene Family YMCA
2055 Patterson Street
Eugene, OR97405

Sent via email to:
dave@eugeneymca.org

Subject: Potential Acquisition of the Property at Roosevelt Middle School Site

Dear Mr. Perez,

This letter is to acknowledge the receipt of the offer from the Eugene Family YMCA to purchase property at the Roosevelt Middle School site. We are very interested in working with you to determine an appropriate purchase price for the property and moving forward with this new stage of our partnership.

The Eugene School Board and I strongly support the development of a new Y next to the new middle school, if a suitable purchase agreement can be reached. We value our district's longstanding partnership with the Y, and we look forward to deepening that relationship as close and mutually beneficial neighbors. The Roosevelt site offers a win-win opportunity for 4J to provide an ideally located, suitably sized and appropriately zoned site for the Y's relocation, and for the Y to provide ongoing benefits to our students and our community long into the future.

At the same time, board members and district staff recognize that we are stewards of the taxpayers' land assets. We take this responsibility seriously. Any decision whether to transfer property out of district ownership, and under what conditions, requires thoughtful and thorough consideration. That must include considering the property's market value and the amount of revenue the district would realize to provide facilities and services for our students, as well as the non-economic benefits and costs of any proposal.

Based on a preliminary site evaluation, it appears that the Y's initial offer is significantly below the potential value of the property. However, this estimate is based on a high-level market analysis, not a formal property appraisal. As good stewards of public assets, we need to have accurate and impartial information about the value of the property before we can make an informed response to your offer. To that end, the district will engage the services of an independent third-party real property appraiser to provide a summary appraisal for the property.

We will be back in touch with you after the summary appraisal is complete and the board and staff have an opportunity to review and discuss the results. If it is helpful for your purposes, we can let you know what timeframe we anticipate for the completion of this work once we have an appraiser under contract.

We're looking forward to continuing this conversation and reaching a mutually satisfactory conclusion that serves our students, our taxpayers and our community well for years to come.

Sincerely,

Sheldon Berman
Superintendent of Schools

Copy: Board of Directors, Eugene School District 4J
Jon Lauch – Director of Facilities Management
John Brown – Elder, Evans & Brown