



POTTER HOUSE COMMUNITY MEETING

A conversation about the past,
present and future of
53 West Church Street.

Tuesday, February 18, 2020 @ 7 p.m.

Thursday, February 20, 2020 @ 1 p.m.

Saturday, February 22, 2020 @ 2 p.m.



POTTER HOUSE COMMUNITY MEETING DATES

Tuesday, February 18, 2020 @ 7 p.m.

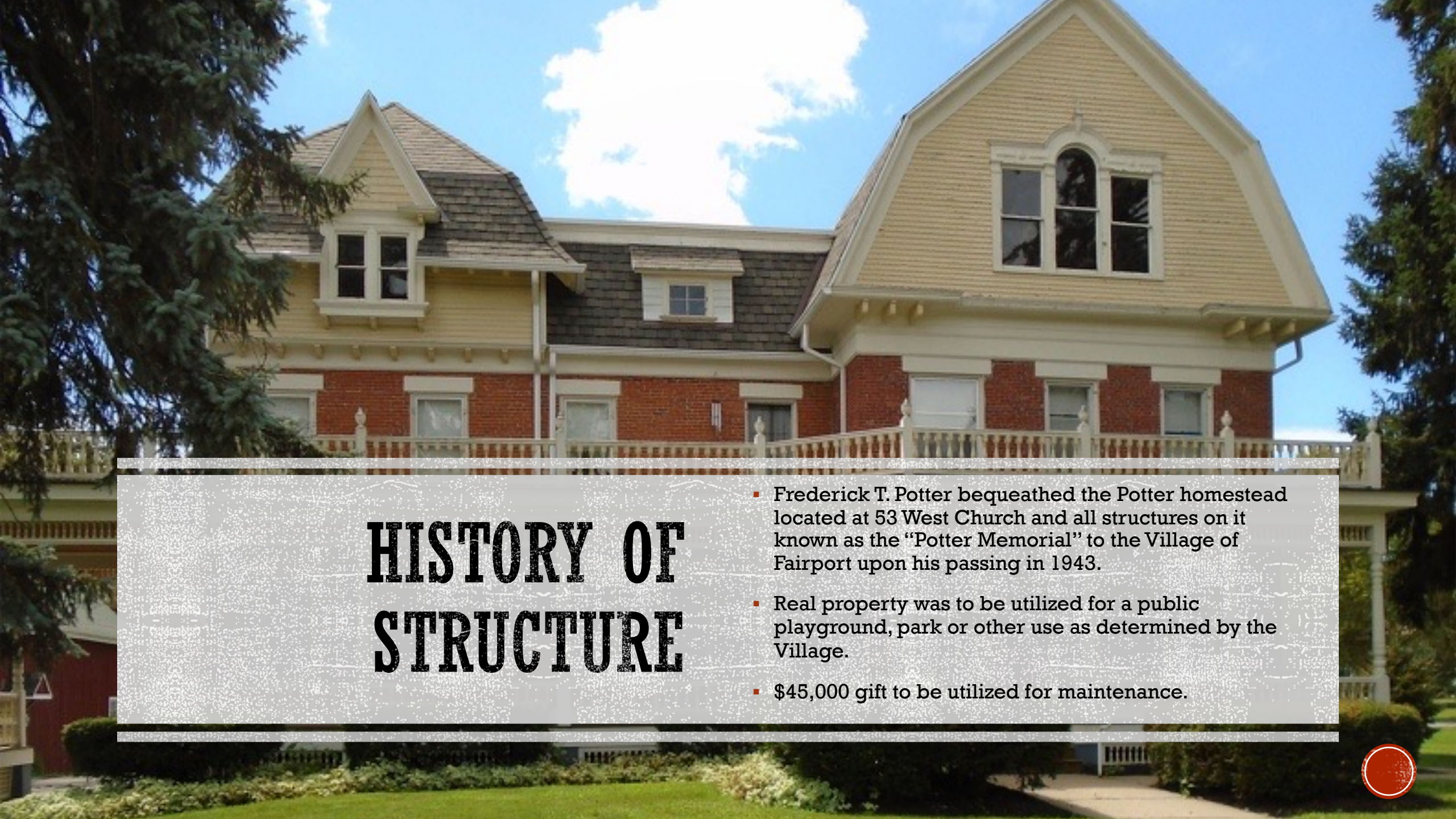
Thursday, February 20, 2020 @ 1 p.m.

Saturday, February 22, 2020 @ 2 p.m.

WHY ARE WE HERE?

To discuss the Potter House and the future of this structure and how it is utilized by our community.





HISTORY OF STRUCTURE

- Frederick T. Potter bequeathed the Potter homestead located at 53 West Church and all structures on it known as the “Potter Memorial” to the Village of Fairport upon his passing in 1943.
- Real property was to be utilized for a public playground, park or other use as determined by the Village.
- \$45,000 gift to be utilized for maintenance.





- Year Built: 1873
- Style: Colonial
- Stories/Floors: 3
- Living Space: 10 Rooms, 4 Bedrooms, 2.2 Baths
- Square Feet: 4,664
- Designated Historic Structure: Locally and Nationally
- Zoning: Single Family Residential
- Appraised Value: \$400,000 (as of 12/15/15)
- Assessed Value: \$367,400 (2018)

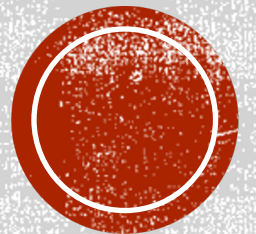
POTTER HOUSE SPECIFICATIONS





- Over the past five years, it has been utilized approximately by 15 separate users/year.
- Girl Scouts, Boy Scouts, Bridge Club, Political Events, Voter Polling, Birthday Parties, Etc.
- Two apartments – One occupied.
- Average annual fees collected: \$2,846

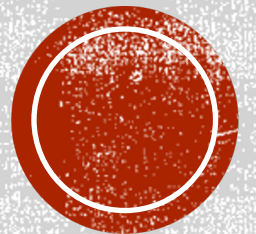
CURRENT USES





- Village conducted an engineering analysis of full structure and surrounding subdivided parcel in September 2019.
- Structure requires significant maintenance and repair to include:
 - Carriage House
 - Driveway
 - Storm Drainage & Grading
 - Electrical/Plumbing/HVAC
 - House Exterior/Interior
 - Painting
- Estimated Cost of Repair: \$850k
 - *Includes professional design and construction services.

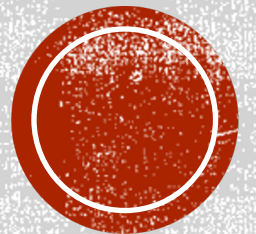
STATE OF STRUCTURE





- **Village Retains Ownership**
 - Must define intended future use and purpose.
 - Accept and fund future capital outlay required to sustain structure.
- **Sell Structure**
 - Determine desired uses of structure.
 - Remove short and long-term liability associated with maintenance and repair.
 - Place back on tax roll.
 - Private sector invests in structure and brings back to former acceptable state.
 - Village can dictate terms and conditions of sale.

OPTIONS FOR CONSIDERATION





WE WANT TO HEAR FROM YOU!!!

Let's discuss the Potter House and the future of this structure and how it is utilized by our community.



Disposition		Possible Uses		Financial Solutions
Keep at Taxpayers Expense		<ul style="list-style-type: none"> • Meeting/Event Space Weddings, Showers, Community Group meetings, square dancing, birthdays, classes • Community parties 		<ul style="list-style-type: none"> • Village Tax levy • Specific District Tax i.e. like a lighting, sewer, or fire district • Apply for grant money • Fix it piece meal • Get volunteers to fix it • Use a non profit to raise money to fix it • Fundraising – support group • Market the site better so more people use it
Sell, return to the tax rolls		<ul style="list-style-type: none"> • Private Home • Bed & Breakfast • Hotel • Condos • Apts 		<ul style="list-style-type: none"> • Private investment – no negative impact to Village Taxes
Lease /enter into a Public/Private Partnership		<ul style="list-style-type: none"> • Partner with the town for management of programs and the site via Parks and Rec • Business location • Shared workspace 		<ul style="list-style-type: none"> • Village tax levy with assistance from a not for profit leasing and paying the Village lease amount • Shared Village/Town tax • Apply for grant money • Fundraising – support group