Building Use Workgroup

Town of Brookline VT

September 12, 2026

Option #1

Maintain Status Quo: Leave both buildings as they are and wait to see what develops

- **Benefits**
  - Easiest option
  - Potential for market value of buildings to increase
  - Potential for unexpected options to arise
  - Building remains available for town use
  - Town retains much-loved building
  - Gives people time to reflect on buildings' future
- **Risks**
  - Cost to town of maintaining vacant building ($20K-plus a year)
  - Possibility market value will decrease
  - Loss of revenue (tax revenue) from selling/renting building
  - Potential for problems to arise in vacant building

Option #2

Sell Town Office and move town headquarters to School Building

- **Benefits**
  - Creates a town center with multi-use possibilities
  - *May* be easier to sell Town Office than than school building*
  - Town gets revenue from sale, which could help to offset cost of move
  - Potential of renting space in School Building to create revenue for town
  - Retains building for town, which many residents seem to want
- **Risks**
  - Cost of moving town office (estimates as high as $200K for front part renovation/vault moving alone)
  - Logistical challenges of moving vault (approval process, etc.)
  - Higher annual operating costs
  - Having lots more space than the town needs
  - Likelihood of non-use of much of that space
  - May be difficult to sell Town Office because of easement issue so town will need to fully fund cost of move.*
  - Unsettling to residents with emotional attachment to Town Office
  - Loss of parking for Round School House

Option #3

Rent School Building and Keep Town Office

- **Benefits**
  - Building will not be vacant
  - Rental income may cover cost of building maintenance
  - Town retains ownership in short term and keeps long-term options for building open
  - Availability of grants/funding if used for certain purposes (daycare, senior care)
  - Town could continue to use portions of the building when needed

- **Risks**
  - Possibility of not finding tenant
  - Possibility of having problematic tenant
  - Town would either have to manage the lease or hire a management company to do so
  - Town may need to do work on building to make it rentable

Option #4

Sell School Building to Preferred Buyer

- **Benefits**
  - Town has no more maintenance costs of building
  - Town gets revenue from sale
  - Potential tax revenue from new owners
  - Restrictive covenants could ensure a desirable buyer
  - Ballfield/playground could remain town property
- **Risks**
  - Possibility of not finding buyer
  - Possibility of undesirable buyer
  - Loss of control of building
  - Loss of meeting place for annual Town Meeting (though other options are available)
  - Loss of building that many feel sentimental attachment to
  - An irreversible decision: If building is sold, town cannot reverse decision and loses control over property.

Potential Scenario for Option #4

Sell School Building to a person/group of people with the specific goal of developing affordable housing.

- **Benefits**
  - Town gets revenue from sale
  - New residents added to tax base
  - Availability of grants/funding and state support for housing initiatives
  - Fills a well-documented need for housing in Southern Vermont

- **Risks**
  - May be difficult to find local person willing to develop building
  - Town loses control over who lives in building
  - Future of project uncertain