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 of maintaining vacant building ($20K-plus a year)
  - Possibility market value will decrease
  - Potential for problems to arise in vacant building

Option #2

Sell Town Office building and move town office 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 offset costs
  - 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 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, putting the cost of the move onto the town.
  - 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
  - Rent may offset cost of building maintenance, as well as potentially provide revenue to town.
  - Town retains ownership in short term and keeps long-term options open
  - Availability of grants/funding if School 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 problematic tenant
  - Town would either have to manage the rental 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 a desirable buyer
  - Loss of town 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 change course.

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 no longer controls building
  - Future of project uncertain

Potential Scenario for Option #4

Sell School Building to a community-created nonprofit that could raise money, “purchase” building from Town and develop and manage property.

- **Benefits**
  - Offers residents who feel strongly about keeping building option of buying/developing/ managing it. (Other VT town citizens have done this.)
  - Availability of grants/funding and state support for such initiatives.
  - Group could potentially run a community center, senior center, daycare or whatever else it decides.
  - Taxpayers have no financial burden of owning building.

- **Risks**
  - Difficult to form a nonprofit that could sustain itself over time
  - Lack of expertise to undertake such a complex project.
  - This endeavor would have an uncertain timetable, but it would likely take a long time and leave the building in a vulnerable position in the interim.