

# New Castle County

## Stewardship of County-Owned Property: An Update

**Department of Special Services**

**Special Services Committee Meeting**

**City County Building**

**June 5, 2012**

# New Castle County Stewardship of County-Owned Property

- On January 17<sup>th</sup>, 2012, we updated Council on the status of the various County-owned properties.
- We covered characteristics of Curatorship Properties and likely candidates
- We reported that there were three categories of County-Owned Property:
  - Resident Curatorship
  - Possible Lease Arrangement
  - Alternative plan to be developed

## New Castle County Stewardship of County-Owned Property

- We now have the following options:

**Resident Curatorship**\*\* – properties of historical significance or on the historic register requiring extensive restoration to be performed solely at Curator expense.

**Rent Ready/Lease Arrangement/Bartered Tenant**\*\* – properties that have been (or will be) made safe and functional at nominal New Castle County expense and can be rented for fair market rent\* are considered “Rent Ready”. Properties requiring work above the safety and functionality standard that could be improved at tenant expense and leased at fair market rental value for longer periods are considered “lease arrangement”. Fair market rent on “Lease Arrangement” properties could be discounted in recognition of work done or ongoing service provided by the tenant.

**Demolition** - properties, not of historical significance, requiring work so cost-prohibitive that the investment could not be recovered through a lease arrangement or bartered tenant arrangement in a reasonable amount of time.

### **Needs Further Evaluation**

\*Fair Market Value taken from FY2012 Fair Market Rent in the Office of Management and Budget-Defined Metropolitan Areas, specifically the Philadelphia-Camden-Wilmington Area

\*\* Utilities paid at tenant expense

# New Castle County Stewardship of County-Owned Property

- All have been assigned one of these status'
- Some are in process
- Some have been through the process and are now occupied.

# New Castle County Stewardship of County-Owned Property Curatorship – Curator Identified

The Woodstock House at Banning Park



**SUCCESS**



Before and After Progress

**Disposition:**

Curatorship

**Rationale:**

Needs extensive restoration under historic preservation guidelines

**Investment:**

**No cost to New Castle County**

**Schedule:**

Compliant restoration substantially complete within 5 years

# New Castle County

## Stewardship of County-Owned Property

### Lease Arrangement/Rent Ready/Bartered Tenant

Progress of This  
Property:

**WILL BE RENT READY**  
**BY 7/9/12**



The House at Carousel – 3800 Limestone Road

<b>Disposition:</b>	Lease Arrangement/Rent Ready or Bartered Tenant
<b>Rationale:</b>	Only minor electrical repairs and cleanup needed.
<b>Investment:</b>	Approximately \$3,500 for paint, cosmetic repairs and pest control. Fair Market Rent: \$1,315, may be discounted depending upon barter offer.
<b>Schedule:</b>	Ready to be advertised now for occupation by 7/9/12

# New Castle County Stewardship of County-Owned Property Rent Ready/Bartered Tenant

Progress of This  
Property:

**RENT READY NOW**



The Porter's Lodge at Rockwood, 610 Shipley Road

<b>Disposition:</b>	Rent Ready or Bartered Tenant
<b>Rationale:</b>	Underground tank removal and cleanup required
<b>Investment:</b>	Approximately \$7,000 for cosmetic repairs, cleanup and underground tank removal and replacement. Fair Market Rent: \$1,315, may be discounted depending upon barter offer.
<b>Schedule:</b>	Ready to be advertised now for immediate occupation

# New Castle County

## Stewardship of County-Owned Property

### Lease Arrangement/Bartered Tenant

Progress of This  
Property:

**READY FOR LEASE OR  
BARTERED TENANT**



Lovett Farm, 729 Marl Pit Road

<b>Disposition:</b>	Lease Arrangement or Bartered Tenant
<b>Rationale:</b>	Needs re-piping and electrical repair
<b>Investment:</b>	Estimated in excess of \$50,000. Fair Market Rent: \$1,586. Could be discounted to attract tradespeople who would do work out of pocket and live in once completed.
<b>Schedule:</b>	Ready for advertising



# New Castle County

## Stewardship of County-Owned Property

### Lease Arrangement/Rent Ready

Progress of This  
Property:

**RENT READY BY END  
OF SUMMER**



2920 Duncan Road

<b>Disposition:</b>	Lease Arrangement or Rent Ready
<b>Rationale:</b>	Needs only general cleanup but must remain residential unless Public Trust hurdle is mitigated by adding Parkland another location
<b>Investment:</b>	<b>Very Nominal – only in-house labor to clean up.</b> Fair Market Rent: \$1,075 (possibly more if rezoned).
<b>Schedule:</b>	Ready for advertising now as residential,

# New Castle County

## Stewardship of County-Owned Property

### Lease Arrangement/Rent Ready

Progress of This  
Property:

**RENT READY BY END  
OF SUMMER**



Streed House – 815 Wilson Road

<b>Disposition:</b>	Rent Ready
<b>Rationale:</b>	Needs only general cleanup but must remain residential unless Public Trust hurdle is mitigated by adding Parkland another location
<b>Investment:</b>	<b>Very Nominal – only in-house labor to clean up.</b> Fair Market Rent: \$1,315 (possibly more if rezoned).
<b>Schedule:</b>	Ready for advertising now as residential,

# New Castle County

## Stewardship of County-Owned Property

### Lease Arrangement/Bartered Tenant

Progress of This  
Property:

**READY FOR LEASE OR  
BARTERED TENANT**



The Gardener's Cottage - 610 Shipley Road

<b>Disposition:</b>	Lease Arrangement or Bartered Tenant
<b>Rationale:</b>	Needs extensive restoration under historic preservation guidelines
<b>Investment:</b>	<b><u>No cost to New Castle County</u></b>
<b>Schedule:</b>	TBD
<b>Schedule:</b>	Ready for lease or bartered tenant now

# New Castle County Stewardship of County-Owned Property Bartered Tenant

Progress of This Property:

**NOW OCCUPIED AND**  
**UNDER NEW**  
**MANAGEMENT**



The Tennis Concession at DelCastle:

**Disposition:**

Bartered Tenant

**Rationale:**

Revenue potential existed due to need for tennis instruction and court play time. Courts required extensive rehab. We are under contract for 15% of next revenue of the concessionaire. Vendor spent \$100,000 on court rehab.

**Investment:**

**No cost to New Castle County**

**Schedule:**

Now occupied and open under new management

**SUCCESS**

# New Castle County Stewardship of County-Owned Property Bartered Tenant

Progress of This Property:

**NOW OCCUPIED AND**  
**UNDER NEW**  
**MANAGEMENT**

**SUCCESS**



The Golf Concession at DelCastle:

**Disposition:**

Bartered Tenant

**Rationale:**

We are under contract with Billy Casper Golf and are receiving a license fee and a percentage of net proceeds. Vendor has additional capital commitment to install irrigation and is now formulating a proposal to raze and rebuild the clubhouse and install new grass on the fairway.

**Investment:**

**No cost to New Castle County**

**Schedule:**

Now occupied and under contract

# New Castle County Stewardship of County-Owned Property Demolition



Old Churchman's Road House  
911 Old Churchman's Road  
Demo Application Underway



2493 Sunset Lake Road, Glasgow Park  
Demo Application Underway



2493 Sunset Lake Road, Glasgow  
Park  
Demo Application Underway



3850 Mill Creek Road  
Camp Wright  
Demo Application Underway

**Disposition:** Demolition

**Rationale:** Properties, not of historical significance, requiring work so cost-prohibitive that the investment could not be recovered through a lease arrangement or bartered tenant arrangement in a reasonable amount of time.

# New Castle County Stewardship of County-Owned Property Need Further Evaluation



Streed Outbuildings  
815 Wilson Road



Vaughan Property  
617 Marl Pit Rd



Rourke Property  
1370 Shallcross Lake Road



Bechtel House – 1301 Naaman's  
Road



Talley Day House  
1300 Foulk Road



Jester Property OutBuilding  
2818 Grubb Rd



Numerous Structures at Hermitage



Jester House  
2818 Grubb Road



J. Gregg House  
3200 Mill Creek Road

# New Castle County Stewardship of County-Owned Property Summary

## Resident Curatorship

- Woodstock - **SUCCESS**

## Rent Ready/Lease Arrangement/Bartered Tenant

- Carousel House
- Porter's Lodge
- Lovett Farm
- Duncan Road
- Streed House
- Gardener's Cottage
- DelCastle Tennis - **SUCCESS**
- DelCastle Golf - **SUCCESS**

## Demolition

- Old Churchman's Road
- Hermitage
- Camp Wright

## Need Further Evaluation

- Bechtel
- Streed Outbuildings
- Gregg
- Vaughan
- Rourke
- Numerous Structures at Hermitage
- Jester House and Outbuilding
- Talley Day House



# New Castle County Curatorship

**Questions?**