

## When a Waterfall Comes to Town (Not a Brick Chicken): Repurposing an Old Building for Art and Community

Buy this building or not? (If you already have a building, skip this section or review and pat yourself on the back.)

- Assess your board and staff leadership do you have long-term commitment? Are these people unafraid to ask for money? Do people know power brokers?
- Is building sound (enough?) Get lots of experts to come look buy them lunch.
- o How's the location? What works about and what doesn't?
- Dream what amazing wonderful things could happen with this building with minimal reno?
- Then dream even bigger 20 years down the road, get specific about what could happen here with even more renovation
- Talk to as many people as possible about the building
- Make a decision. Do not stay in limboland too long it will affect momentum and get in the way of current efforts





Do a spatial asset inventory to broaden the use opportunities:

- How's the access to the building? Inviting? Obvious? Coolly mysterious?
- What space is ADA compliant?
- What spaces could be rented/utilized/traded for services/goods/cold hard cash:

Inside: Hallways or foyer

Meeting rooms

Small offices

Classrooms

Outside: Lawn? Porch or deck? Safe and accessible rooftop? Parking lot?

DO you have a dance or party space?

- What space could be improved for public use with minimal reno (less than \$5000)?

## **Your People: Facilities Committee/Staff**

Do you have a facilities manager? If this person is competent, knowledgeable, proactive, communicative – do ALL you can to keep her/him. Keep them learning, happy, responsible – otherwise find someone else.

Do you have a Facilities Committee? Is it functioning? Do they have a long-range plan? Who's on it?

What are the skills/building trades represented? What is missing?

✓ Building structure/ envelope

✓ Architecture

✓ Energy Efficiency

✓ Interior Design

✓ Plumbing

✓ Electrical

✓ Masonry

✓ Carpentry

Grounds work

## **Partnering and Saying YES**

1. To whom and what can you say YES to? Make a list.

List groups you already partner with and what sectors (health, arts, schools, etc.)

2. Where are the gaps? What sectors are not represented?

Make friends – civic groups, tourists, sports teams or fitness clubs, religious or political groups

Join a board of an organization very different from yours (and one you believe in of course.)

3. Who can you say YES to? Who do you **want** to say YES to? What's in the way of asking them out to play?



Attend public events and schmooze away --

Diversify your funding as much as possible Say yes whenever possible

Try to enjoy it – that's the whole point isn't it?

I am **happy** to answer any questions that pop up. And please visit! Contact info:

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