
VILLAGE BOARD MEETING

From: Chad Pelishek, Village Manager

VILLAGE OF HARRISON

Meeting Date: 03/31/2026

Title: Forbearance Agreement Update: N9097 State Highway 55

Recommended Action: Motion as determined by the Board. Staff recommends authorizing Village Attorney to proceed with filing the raze order with Calumet County courts.

Background and Additional Information:

The Village of Harrison Building Inspector inspected the property on September 16, 2025, and determined the building is dangerous, unsafe, unsanitary, unfit for human habitation and unreasonable to repair per State Statutes. The Building Inspector issued a raze order on September 19, 2025. The inspector also placarded the building as unfit for human habitation. Someone has since removed the placard.

None of the agreed upon dates below have been met.

EXHIBIT B

CONDITIONS OF FORBEARANCE

- a. Submission of Renovation Plans and Cost Estimates: By no later than January 2, 2026, the Owners shall provide to the Village detailed cost estimates and plans to renovate the structure. These plans and estimates are subject to the Village's review and approval, in the Village's absolute discretion.
- b. Execution of Contracts: By no later than February 15, 2026, the Owners shall deliver executed contracts from the selected contractors to rehabilitate the structure. All contractors must be licensed, and the contracts are subject to the Village's review and approval, in the Village's absolute discretion.
- c. Building Permits: At the time the executed contracts are delivered to the Village, the Owners shall apply for and pay for all required building permits necessary for the rehabilitation of the structure.
- d. Completion of Work: All work outlined in the approved plans must be completed in accordance with industry standards and applicable codes on or before December 31, 2026.
- e. Payment of Contractors: The Owners shall ensure that all contractors are paid by the applicable deadlines as set forth in the executed contracts.

It has been 1.5 years that the Village has been communicating with the property owners to remediate this property.

Attached is the email correspondence from Jason Kauer the son of the property owner, outlining that they are in process of buying the property from his parents, but no timeline has been provided.

Staff believes we should proceed with the raze process due to the proposed property owners not meeting any of the agreed dates.

Budget Impacts: None

Attachments: Email dated 3/9/2026