

Montgomery MEDC
AGENDA REPORT

Meeting Date: October 23, 2023	Budget Available: \$15,000 available
Department: N/A	Prepared By: DMc

Subject

Discussion on financial participation in two (2) removal of blight projects within the city.

Recommendation

Discuss both projects and deliberate whether to proceed with detailed project research. If yes, staff will bring a detailed cost proposal back to the Board before spending any funds.

Discussion

Issue:

Two projects in highly visible areas of town have recently become identified as possible projects for MEDC's removal of blight efforts. The current fiscal year has \$15,000 allocated for this initiative. Before using time and resources to develop a project proposal and determine all regulatory requirements involved in the process, staff would like direction from the MEDC on whether to proceed.

Regulations:

MEDC's funds have been used for this specific use before as recently as 2015-16 timeframe. While a review of that process has not been conducted, staff will consult our city attorney to ensure all legal compliance steps are taken if the Board wants to proceed. Removal of blight enhances the city's physical appearance, can help spur additional clean up efforts, and increases property values. There are more tangible benefits to removal of blight, and those alone would make a strong case for pursuing the projects.

Analysis:

The two projects are described as follows. Detailed information about the property owners has been intentionally omitted at this early stage of the process.

Project #1

The project involves joint participation with a local non-profit to remove a dilapidated home from a property along North Liberty Street to the north of downtown. The demolition of the existing structure will precede delivery of a new HUD-code manufactured home for the property owner to live in.

The MEDC is being asked to consider paying for the cost of the roll-off dumpsters for the debris, estimated to be 4-5 currently. Pricing and options are still being evaluated.

Project #2

The project involves a fallen-down garage in the Historic District residential area near downtown. The owner does not have the means to have the destroyed structure removed. Staff would also have to research contractors for this project, as one has not been identified yet.

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Currently, the MEDC would be funding the entire project. Staff will pursue financial and in-kind partnerships for the project to help offset costs as much as possible.

Conclusion:

Both projects direct MEDC funding into situations that need it and both projects have a large impact on highly visible parts of the city and presenting a positive image to visitors and residents. Staff time is minimal, and both projects have tangible results.

Staff recommends moving forward with the two removal of blight projects and that staff bring detailed proposals for each project back on a future agenda for consideration.

Approved By		
Assistant City Administrator	Dave McCorquodale	Date: 10/20/2023