



Date: July 23, 2021
To: Honorable Mayor and City Council
Re: Unsafe Structure

After a discussion yesterday with Barb Wagner, the city will soon be faced with a large liability. 27 South Frederick is a huge building in the downtown. This two story is in terrible condition. It requires a significant cleanout, a new roof, and most likely an entire inside rebuild. Should the city continue to enforce the abatements on this building we will go down the following path.

1. We have already fined the owner for not cleaning out the building
2. Should the judge deem the issue a nuisance, the city will be responsible for cleaning out the building
 - a. We will have to hire a crew to clean it
 - b. We will invoice the building owner
 - c. Should we not get paid we will send it to taxes.
3. Once the building is cleaned out the roof and structural issues need to be addressed
4. Should the owner not address these, the courts will allow the city to correct them
 - a. At this point the city will have two choices, fix the building or tear it down
 - b. Fixing the building can be assessed to the property owner
 - c. Tear down can also be assessed to the property owner

I have laid everything out to you, because I anticipate Barb Wagner will request assistance from the city. Council will be faced with hard decisions coming forward. The problem with a successful Community Development is that sometimes you have to take on large problems. The initial bid for tear down was \$80,000.

Attached is the information I have on the building.