



# AGENDA MEMO

## Business of the City Council City of Sweeny, Texas

<b>Meeting Date</b>	05.16.2023	<b>Agenda Item</b>	
<b>Approved by City Manager</b>	Yes	<b>Presenter(s)</b>	Lindsay Koskiniemi, City Manager
<b>Reviewed by City Attorney</b>	No	<b>Department</b>	
<b>Subject</b>	Discussion and possible action on City-owned property at 111 W. 3rd Street, and corresponding lease agreements with Sweeny Economic Development Corporation, Sweeny Chamber of Commerce, and Brazoria County Appraisal District Tax office.		
<b>Attachments</b>			
<b>Financial Information</b>	Expenditure Required:	N/A	
	Amount Budgeted:	N/A	
	Account Number:		
	Additional Appropriation Required:		
	Additional Account Number:		

### Executive Summary

City staff received complaints from tenants concerning an unpleasant smell from inside the City-owned building at 111 W. 3<sup>rd</sup> Street, leased by Sweeny Economic Development Corporation, Sweeny Chamber of Commerce, and Brazoria County Appraisal District Tax Office.

On April 25, 2023, the City hired an environmental hygienist from IAQ Environmental to conduct mold tests and ambient air tests. The results provided the building interior has elevated levels of humidity and Cladosporium spores. The cost to remediate mold in this building is costly, according to J. Mat, Indoor Air Quality Investigator, who conducted the testing. No cost estimates to remediate the mold have been obtained, however, Mr. Mat said it could be more than \$100k to properly remediate the entire building.

Currently, the City has lease agreements with Brazoria County Appraisal District, SEDC, and Sweeny Chamber of Commerce (SEDC and Chamber agreements attached). The Chamber lease agreement ends on September 5, 2023, and the SEDC agreement end on September 10, 2023. Confirmation on ending date for Tax Office lease pending. Both confirmed lease agreements provide that a 30-day notice is required prior to the lease expiring, otherwise the lease is automatically renewed for one year.

Neither lease contains language that obligates the City to provide alternative locations in the event the building at 111 W. 3<sup>rd</sup> St cannot be used by the tenant(s).

### Recommended Action

Staff requests guidance from City Council on how to proceed.