



CDA Agenda Item

Meeting Date: August 15, 2024

Agenda Item: Staff Concerns Regarding 108 E Main

Staff Contact (name, email, phone): Taylor Zeinert tzeinert@whitewater-wi.gov 262-473-1048

BACKGROUND

(Enter the who, what, when, where, why)

As discussed at the July CDA Meeting, staff was alerted to water and animal damage at 108 E Main. Staff had assessed the situation and found clear evidence of a roof with holes in it and the presence of raccoons.

Dan Buckingham, facility staff, went onto the roof and noted that there was a small hole and a various rip in the membrane roof. Facility staff temporarily repaired the roof with a bucket of tar. In conjunction with repairing the roof, staff has removed the carpeting, turned the electricity on, and placed fans to help dry out the building. (see attached updated photos).

These fixes have greatly improved the status of the building; however, they are not long-term solutions. It is staff's recommendation is that the roof be repaired. This cost would be under \$20,000 and would be paid out of the Action Fund Account that has a balance of over \$400,000.

As staff looks to recommend to repair the roof, please be aware that this property is in a floodplain. When you are doing renovation in a floodplain, only 50% percentage can be spent on significant renovations. In this case, our 50% percent is \$67,700. Replacing the roof would be defined as a significant renovation.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

N/A

FINANCIAL IMPACT

(If none, state N/A)

N/A

STAFF RECOMMENDATION

It is staff recommendation that you make a motion to contract with Badger Land Roofing to fix the roof at 108 E Main.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

Photos of Damages

Photos of Roof

Roof Replacement Estimates