



CDA Agenda Item

Meeting Date: July 18, 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)

During a routine WE Energies check Bonnie, the Office of Economic Development's Administrative Assistant, entered in 108 E Main. Bonnie was immediately alerted to a strong odor and raccoon poop upon entry. Bonnie noted that once she saw the sign of raccoon poop she left the building immediately. When Bonnie shared this with me I connected with Kevin Boehm, the Park, Recreation and Facilities Director. Kevin and I met with Dan Buckingham the head of Building Maintenance at 108 E Main.

Upon entry a strong odor of Raccoon poop and mold is present. Additionally, in one of the rooms the ceiling has fallen in. (Please see in attached photos) It was clear that raccoons are still present at the residence passed on the poop and claw marks on the walls. Dan was able to look at the roof. Upon review there is one small hole and a various rip in the membrane roof. It is clear the roof needs to be repaired.

At this time live traps have been added to the building in hopes to catch the raccoons safely. Additionally, staff have turned the electricity back on and have added fans in hopes to dry out the building. Staff has removed all of the carpet in the facility in hopes to avoid mold growing. Staff have also taken tar and covered the rips and small hole on the roof. These are temporary fixes; however, staff recommends more long lasting solutions.

Due to the property being purchased by the CDA, I wanted to connect with the governing body to see what you would like staff to do regarding the roof. Attached are several quotes the office Economic Development have received. However, I will note that this property is a floodplain. When you are doing renovation in a floodplain only 50% percentage can be spent on significant renovations. In this case our 50% percentage 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
