



Agenda Item Executive Summary

Item Name Next Steps for 114 South Benton Street (Former Bud's Auto) Committee or Board Committee

BUDGET IMPACT			
Amount:	N/A	Budgeted:	N/A
List what fund:	N/A		

EXECUTIVE SUMMARY	
<p>The property at 114 South Benton Street, formerly Bud's Auto, has been condemned due to years of code non-compliance, lack of water service, and severe structural deterioration. Past inspections have deemed the structure unsafe for fire and rescue operations. In addition to safety concerns, the property has accumulated delinquent taxes since 2019, with an estimated \$10,000 currently owed and projections exceeding \$20,000 by 2026.</p> <p>If taxes remain unpaid through May 2026, ownership will transfer to the Winnebago County Trustee via the County Trustee Program, administered by the Region 1 Planning Council. This would enable the Village to pursue demolition with Trustee approval.</p> <p>Staff recommends pursuing Option 1: pursuing an access agreement with the current property owner to allow Fehr Graham to conduct Phase I and II environmental assessments under the EPA Brownfield program. These assessments are required prior to any demolition and are available at little to no cost to the Village. Completing this process in advance will position the Village to act promptly once Trustee ownership is secured.</p> <p>This strategy balances fiscal responsibility and safety while preparing the property for future redevelopment.</p>	
ATTACHMENTS (PLEASE LIST)	
Staff Memo	

ACTION REQUESTED

- ☒ For Discussion Only
- ☐ Resolution
- ☐ Ordinance
- ☐ Motion:

MOTION:

Staff: Joey Dienberg, Village Administrator Date: 10/01/2025