



Engineering and Planning Department

February 20, 2016

Greenfield Engineering and Planning Memorandum
to the Board of Public Works and Safety
UNSAFE BUILDING DEMOLITION

RE: 19 Tague Street
315 W. South Street
773 So. Pennsylvania Street

The purpose of this memorandum is to alert you that the City of Greenfield is initiating the legal process to pursue compliance with all local and state regulations as they pertain to the above referenced properties, which may include the demolition of structures and/or site repair. Please be advised, as of February 05, 2016 the property owners at the above referenced locations have been ordered to repair or remove the building structures thereon. In that notification, the property owners were also informed of a hearing by the Board of Public Works and Safety to present evidence, cross-examine opposing witnesses, and present arguments as they pertain to these properties. The hearing is scheduled for the February 23, 2016 Board of Public Works and Safety meeting.

In accordance with Indiana State Law and the Zoning Ordinance of the City of Greenfield the Board of Public Works and Safety may have the structures completely removed by a contractor, working for the City of Greenfield. In accordance with Indiana Code, Section 36-7-9-12, those property owners will be responsible for all enforcement and demolition costs incurred by the City of Greenfield.

19 Tague Street

With the consistent diminishing structural integrity of the home and detached accessory building, and it's publicly visible location at the South entrance to our community, this site will be the Planning Department's priority location. A general information bid for structure demolition, asbestos inspection, and site repair, in the amount of **\$14,105.00**, has been obtained for reference as we begin the process. This number does not include local utility disconnect and abandonment procedure costs or required asbestos remediation. *Please be advised that the site structure(s) do appear to contain asbestos with remediation estimated at an additional amount of \$4500.00.* This project site has UNSAFE BUILDING notifications and citations dating back to September 2014, with no response from the property owner.

315 W. South Street

This home and detached accessory building is also in a consistent diminishing state of disrepair and would be the Planning Department's next priority location. Again, a general information bid for structure demolition, asbestos inspection, and site repair, in the amount of **\$11,530.00**, has been obtained for reference as we proceed. This number does not include local utility disconnect and abandonment procedure costs or required asbestos remediation. *Please be advised that we are not aware of this site to contain asbestos at/on the structure(s).* This project site has UNSAFE BUILDING notifications and citations dating back to February 2013, with no response from the property owner.

773 So. Pennsylvania Street

This mobile home is in a consistent diminishing state of disrepair as well and would currently be the Planning Department's third priority. A general information bid for structure demolition, asbestos inspection, and site repair, in the amount of **\$5,085.00**, was also obtained for reference as well. This number does not include local utility disconnect and abandonment procedure costs or required asbestos remediation. *Please be advised that we are not aware of this site to contain asbestos at/on the structure(s).* This project site has UNSAFE BUILDING notifications and citations dating back to May 2015, with no response from the property owner.

In an effort to begin a substantial address of blighted properties within our community in a due course of time our intention would be to pursue these priority sites at once rather than attempt each on a singular basis. A general information bid for structure demolition, asbestos inspection, and site repair, in the amount of **\$30,720.00**, was obtained for reference as we proceed. This number does not include local utility disconnect and abandonment procedure costs or required asbestos remediation. As noted above, the Planning Department's priority location site structure(s) do appear to contain asbestos with remediation estimated at an additional amount of **\$4500.00**.

The Planning Department's current budget allocation for addressing blighted properties within our community stands at **\$10,000.00** and would leave a shortfall ranging from approximately **-\$1,530.00** to approximately **-\$25,220.00** on these priority sites if addressed individually or as a contiguous project.

19 Tague Street

08 September 2014	US notification	<i>no response</i>
09 December 2014	US notification/warning	<i>no response</i>
10 February 2015	US notification/citation	<i>no response</i>
29 April 2015	US notification/citation	<i>no response</i>
10 December 2015	US notification/citation	<i>no response</i>
05 February 2016	US notification/citation/order of repair removal	<i>(cert. mail) no response</i>

315 W. South Street

20 February 2013	US notification/order of repair removal	<i>response unknown</i>
01 May 2013	US notification/citation/order of repair removal	<i>response unknown</i>
25 June 2014	US notification	<i>no response</i>
12 August 2014	US notification	<i>no response</i>
03 June 2015	US notification	<i>no response</i>
14 July 2015	US notification/warning	<i>no response</i>
10 December 2015	US notification/citation	<i>no response</i>
05 February 2016	US notification/citation/order of repair removal	<i>(cert. mail) receipt</i>

773 So. Pennsylvania Street

27 May 2015	US notification	<i>no response</i>
19 August 2015	US notification/warning	<i>no response</i>
29 October 2015	US notification/citation	<i>no response</i>
10 December 2015	US notification/citation	<i>no response</i>
05 February 2016	US notification/citation/order of repair removal	<i>(cert. mail) receipt</i>

For your information, the priority sites described herein and as notified during the timeline listed above, were all observed from the public right-of-way. As the structures appeared to be unoccupied and our office has had no response from any of the property owners of record, a hazard and life-safety inspection was conducted in coordination with the City Engineer on Friday, January 8, 2016. Access to all site structures was obtained through an existing damaged or missing, structurally deteriorated, and/or unsecure egress door at each individual residence.

Respectfully,

Erikk S. Knapp
Building Inspector

enclosure

cc: Joan Fitzwater, Zoning Administrator
Tom Billings, City Attorney
D.J. Davis, City Attorney
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