



CITY OF WAUKESHA

Administration

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Committee: Finance Committee	Date: 12/11/2018
Common Council Item Number: 18-1822	Date: 12/18/2018
Submitted By: Jennifer Andrews, Community Development Director	City Administrator Approval: Kevin Lahner, City Administrator KML
Finance Department Review: Rich Abbott, Finance Director RA	City Attorney's Office Review: Brian Running, City Attorney BER
Subject: Review and act on a request to amend the 2018 budget to allow Building Inspection to contract with a demolition contractor to raze 1228 E. North St. for an estimated \$24,000.	

Details:
 Code enforcement started on this property in 2016. The owners of the property have abandoned the home. The house is not suitable for human habitation and is unsafe. Pictures are attached showing the interior condition of the house. The City has obtained the legal right to raze the structure and the Community Development Department would like to take that action as soon as possible. The property is both a serious safety hazard and a source of blight in the neighborhood. The City has exhausted all other legal remedies. We don't expect there will be much to salvage from the building. The Attorney's office will take the steps necessary to file a lien against the property in an attempt to recover the City's costs.

The property is also tax delinquent. If the taxes are not paid by June 2019 and the City razes the structure the County will foreclose on the property for unpaid taxes. If this occurs we would recommend purchasing the property from the County for the cost of the unpaid taxes, fees and interest. The City may not fully recover its costs by selling the property to a builder to build a new home but by purchasing the property we can ensure that it is built on in a timely manner and returned to the tax rolls at a higher value than its current assessed value of \$67,300. Should the City purchase the property, a 2019 budget amendment would be brought forward.

- Options & Alternatives:**
1. Raze the structure and try to recover the costs through a lien on the property.
 2. Take no action and allow the structure to continue to deteriorate.

Financial Remarks:
 2310.52190 Professional Services Debit 24,000
 9710.89910 Contingency Credit 24,000
 There are sufficient 2018 contingency funds to cover these costs.



Executive Recommendation:

This property is not only a visible blight on the neighborhood but also a serious safety hazard. I recommend that we amend the budget to allow for the razing of the building as soon as possible and also allow the purchase of the property from tax foreclosure.



