

M E M O

February 26, 2019

To: City Council

From: Marlin Eckhoff, Building Official *M.E.*

Subject: Blighted property demolition process.

BACKGROUND / DISCUSSION

As we discussed in our economic development meeting on February 18, we will be addressing at least 4 dilapidated residential properties for demolition this spring/summer. I have attached a flow chart showing the proposed process which includes the City covering the cost of the asbestos testing for each property. I believe this may help the owners evaluate the properties so they can determine if they will be able to complete the demolition, or speed the process up in cases where the city will have to complete the demolition if they do not comply.

The following are things we will need to address:

1. Do we want to use a portion of the \$30,000 in the Community Development budget to cover the cost of the testing up front for all properties.
2. Do we need to get a minimum of three bids for the testing which will most likely range from \$800 to \$2,000 per property, depending on how many samples we need to take.



BLIGHTED PROPERTY DEMOLITION PROCEDURE

Issue demolition order by certified mail giving the owner 90 days from the date of receipt or posting of the property to comply with the order. Will include a letter stating that the City of Craig is offering to schedule and pay for asbestos testing.

COMPLIANCE

Obtain permission from owner to enter the building to perform asbestos testing

Get quotes for asbestos testing and schedule the testing with the contractor chosen. Typically takes 1-2 weeks to get results back after samples have been taken.

Forward testing results to the property owner once they are received.

If the owner complies with the demolition order City will issue a demolition permit and do a final inspection to make sure the lot is graded properly and all utilities are correctly terminated.

NEGATIVE asbestos test = City can either contract out the demo, or arrange demo to be done 'in-house' by Road & Bridge Department

NON-COMPLIANCE

Obtain permission from owner to enter the building to perform asbestos testing

Get quotes for asbestos testing and schedule the testing with the contractor chosen. Typically takes 1-2 weeks to get results back after samples have been taken.

Forward testing results to the property owner once they are received.

If completion date has come and gone and the owner does not have the ability, or is not willing to comply, then the following steps may be taken.

POSITIVE asbestos test = City will have to get quotes for the abatement. Depending on total for abatement and demo, City can either go ahead with the demo or try to combine several properties and apply for grants/additional funding.