

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:07 p.m. on Tuesday, August 20, 2019, at City Hall located at 8880 Clark Avenue, Parkville, Missouri, and was called to order by Mayor Nanette K. Johnston. City Clerk Melissa McChesney called the roll as follows:

Ward 1 Alderman Tina Welch	- present
Ward 1 Alderman Philip Wassmer	- present
Ward 2 Alderman Brian T. Whitley	- absent with prior notice
Ward 2 Alderman Dave Rittman	- present
Ward 3 Alderman Robert Lock	- present
Ward 3 Alderman Douglas Wylie	- present
Ward 4 Alderman Marc Sportsman	- present
Ward 4 Alderman Greg Plumb	- present

A quorum of the Board of Aldermen was present.

The following staff was also present: Joe Parente, City Administrator
Kevin Chrisman, Police Chief
Stephen Lachky, Community Development Director
Alysen Abel, Public Works Director
Matthew Chapman, Finance/Human Resources Director
Chris Williams, City Attorney

Mayor Johnston led the Board in the Pledge of Allegiance to the Flag of the United States of America.

2. CITIZEN INPUT

A. Brian Mertz regarding 16 Main Street and Chapter 353 Tax Abatement

Patricia Jensen, Rouse Frets White Goss Gentile Rhodes, P.C., on behalf of 16 Main Redevelopment Company, provided an overview of the request submitted to the City in March; presentation attached as Exhibit A. She noted that the building would have collapsed if improvements had not been made. Brian Mertz, property owner, provided an overview of the improvements made to the building. Jensen added that the actual cost for the improvements was higher than anticipated. She requested that the City allow the plan to be processed.

Discussion focused on meeting with downtown property owners to enlist input on an overall 353 plan for downtown and creating a plan or policy to determine which future projects would receive assistance. Mertz said that he was willing to wait if the City wanted to create a plan for the entire downtown area. City Administrator Joe Parente said that staff made presentations to the Finance Committee and the mayor met with some of the stakeholders downtown. The issue was discussed at the Board of Aldermen strategic planning retreat on August 16 and the Ward 1 aldermen and staff would convene a larger group of downtown stakeholders to continue the discussion. Jensen requested a time schedule and asked that the City put something in place by the end of the year because the property would be reassessed in January 2020. It was noted that a blight study for the entire downtown area would take additional time.

The consensus of the Board was for staff to create a timeline and hold additional meetings with stakeholders.

3. CONSENT AGENDA

- A. Approve the minutes for the August 6, 2019, regular meeting
- B. Approve the minutes for the August 6, 2019, work session
- C. Receive and file the July Municipal Court report

- D. Receive and file the financial report for the month ending July 31, 2019
- E. Receive and file the crime statistics for January through June 2019
- F. Approve accounts payable from August 2 to August 15, 2019

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE THE CONSENT AGENDA AND RECOMMENDED MOTION FOR EACH ITEM, AS PRESENTED. ALL AYES; MOTION PASSED 7-0.

4. ACTION AGENDA

A. Hold a public hearing and adopt an ordinance to approve the 2019 tax levy for fiscal year 2020

Finance/Human Resources Director Matthew Chapman stated that the general temp levy was authorized by the voters in 2004 for 21 years and it paid one-half of the 2006 certificates of participation for capital improvements. In prior years, the Board of Aldermen approved maintaining the maximum levy allowed.

Mayor Johnston opened the public hearing to public comments. Hearing none, she closed the public hearing.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3057, AN ORDINANCE SETTING THE 2019 GENERAL TAX LEVY AT \$0.4623 PER \$100.00 OF ASSESSED VALUATION AND THE GENERAL-TEMP LEVY AT \$0.1748 PER \$100.00 OF ASSESSED VALUATION, ON FIRST READING. ALL AYES; MOTION PASSED 7-0.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3057 ON SECOND READING BY TITLE ONLY TO BECOME ORDINANCE NO. 3007. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WASSMER, WELCH, RITTMAN, LOCK AND SPORTSMAN. MOTION PASSED 7-0.

B. Adopt an ordinance to enable the City to join Show Me PACE for commercial projects only, pursuant to RSMo §67.2800 to §67.2835, and to state the terms under which the City will conduct activities as a member of such district

Community Development Director Stephen Lachky stated that the Show Me PACE program provided up-front costs for energy efficient improvements for property owners that would be repaid through annual property assessments. Before any property owners could participate in the program. The program, for commercial properties only, was discussed at a work session on July 16. At the August 6 meeting, the Board recommended changes to the ordinance that included distinguishing commercial from residential, adding indemnification language to ensure liability of the City and its officials, revising the language regarding the roles of the Platte County Collector and adding the by-laws that were referenced in the agreement. At the request of the Board, Josh Campbell, Show Me PACE Clean Energy District, contacted the Platte County Collector go gauge concerns about the City joining the program for commercial use only. He confirmed that he spoke with the Collector and she was not opposed to the arrangement.

Alderman Plumb recommended that the new 353 policy discussed under Citizen Input should address if the program would impact downtown property owners.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3056, AN ORDINANCE ENABLING PARKVILLE, MISSOURI TO JOIN SHOW ME PACE, PURSUANT TO SECTIONS §67.2800 TO §67.2835, RSMO, THE "PROPERTY ASSESSMENT CLEAN ENERGY ACT," AND

STATING THE TERMS UNDER WHICH THE CITY OF PARKVILLE WILL CONDUCT ACTIVITIES AS A MEMBERS OF SUCH DISTRICT, ON FIRST READING. ALL AYES; MOTION PASSED 7-0.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3056 ON SECOND READING BY TITLE ONLY TO BECOME ORDINANCE NO. 3008. ALL AYES BY ROLL CALL VOTE: PLUMB, WYLIE, WASSMER, WELCH, RITTMAN, LOCK AND SPORTSMAN. MOTION PASSED 7-0.

C. Approve the first reading of an ordinance to approve the final plat of Creekside Village First Plat – Case No. PZ18-17J; Parkville Development 70, LLC, applicant

Community Development Director Stephen Lachky provided an overview of the application, noting that it included competitive baseball fields, a new cemetery and townhomes on approximately 140 acres subdivided into five parcels, one for each of the main developments. The Planning and Zoning Commission recommended approval on August 12, subject to the applicant preparing a comparison of the changes made between the preliminary plat and final plat and reducing the number of total lots to open up more green space and provide fewer cul-de-sacs. Modifications were also made to the alignment of the roadway. The final plat was reviewed by the city attorney and was determined to be substantially consistent with the preliminary plat.

Discussion focused on the speed limit on Home Parkway, the grade that was less than 10 percent per American Public Works Association standards and the redesign based on staff's preference to have no driveway access on a through street.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3058, AN ORDINANCE APPROVING THE FINAL PLAT OF CREEKSIDE VILLAGE FIRST PLAT, A SUBDIVISION IN THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI, ON FIRST READING AND POSTPONE THE SECOND READING TO SEPTEMBER 3, 2019. ALL AYES; MOTION PASSED 7-0.

D. Authorize staff to purchase and install a speed radar sign on S. National Drive

Public Works Director Alysén Abel stated that a work session was held in June to review the results of the traffic study at the intersection at Crooked Road and S. National Drive. The study included signage and pavement marking upgrades. A stop sign was installed at the three-way intersection and staff was working on additional improvements recommended by the study.

In response to the Board of Aldermen's recommendation to research options to slow down traffic on S. National Drive, staff recommended installing a permanent speed radar sign on S. National Drive, including a standard speed limit sign and an electronic sign showing the speed of passing vehicles. She said that because of site distance issues at Barn Hill Road, the proposed location would get the best visibility, would provide the best data and would cause drivers to slow down toward the bottom of the hill. Abel noted that some vendors provided additional packages to collect data that could be used by the Police Department.

Abel said that there was not any money to fund the purchase of the sign. She had reached out to Dale Brouk, Fivestar Lifestyles, to find out if the homeowners' association would pay for part of the sign and he offered to pay half as the developer. Staff was working on obtaining three quotes that would be within the city administrator's approval authority. She added that there were potential savings in the Transportation Fund and staff was looking at funding opportunities through Smart Cities.

The following residents provided comments:

Nancy Fahey, 5900 S. National Drive; Dale Brouk, Fivestar Lifestyles; Ken Howe, 5876 S. National Drive; Nicole Blow, 5892 S. National Drive; Cathy Elliott, 5887 S. National Drive; Tad (no last name provided), 5887 S. National Drive; and Tom Fahey, 5900 S. National Drive.

During the comments made, Dale Brouk offered to cover the cost of one additional speed radar sign on Lime Stone Road.

Jeff Wilke, TranSystems, responded to comments made about the traffic concerns on S. National Drive. He said that in the 85th percentile, speeds ranged from 25 to 31 miles per hour, which was not uncommon on residential streets. Studies showed that lowering the speed limit did not always reduce the speed. In regards to the addition of stop signs on S. National Drive at Barn Hill Road, he said that all-way stop controls were the most restrictive and were not always effective. In regards to speed humps, he said that several needed to be installed in an area to be effective and it would be tough to place one on a downhill grade.

Discussion focused on the addition of speed humps or elevated crosswalks, 3-D crosswalks, additional signage and additional pavement markings.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO AUTHORIZE STAFF TO PURCHASE AND INSTALL A SPEED RADAR SIGN ALONG SOUTH NATIONAL DRIVE. ALL AYES; MOTION PASSED 7-0.

E. Authorize staff to develop a traffic control review policy

Public Works Director Alysen Abel said that the City did not have a formal policy to address traffic complaints. The policy would provide a procedure to determine funding, address complaints and prioritize projects. The Board recommended that the policy should include Smart City technology and traffic control in future developments.

IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO AUTHORIZE STAFF TO DEVELOP A PROCEDURE FOR TRAFFIC CONTROL REQUESTS. ALL AYES; MOTION PASSED 7-0.

5. STAFF UPDATES ON ACTIVITIES

A. Public Works

1. S. National Traffic Control Update

Discussion included in item 4D.

Public Works Director Alysen Abel provided an update on flood restoration in the parks, noting that asphalt was added to the new bridge, a sidewalk was installed, other concrete work remained and the streambank would be re-established. She said that staff was preparing for Parkville Days and a small area in Platte Landing Park would open for the event and would remain open; it included a small loop trail and the Friends Shelter. Abel said that a news crew from Channel 9 took a tour of Platte Landing Park while the contractor was moving the silt and grading the dog park area to address the ponding issues. Work on the trails would begin once the silt was moved. With the completion of the new bridge, staff could begin getting the larger trucks into English Landing Park to start removing the large debris. She noted that the playgrounds and stage area needed a lot of work. Portions of the parks would be opened when they were safe for the public to use. She added that staff was waiting on the final list from the insurance provider of what items would be covered.

Abel added that a public forum regarding traffic at Parkview and Park Ridge in Riss Lake was scheduled for August 28.

B. Administration

1. Parkville City Hall Closed Labor Day – September 2, 2019

Finance/Human Resources Director Matthew Chapman stated that City Hall would be closed on Monday, September 2 in observance of Labor Day.

6. MAYOR, BOARD OF ALDERMEN & COMMITTEE REPORTS & MISCELLANEOUS ITEMS

Alderman Wassmer thanked Officer Brown for his help with a lost dog.

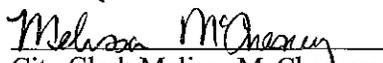
Mayor Johnston thanked the residents at S. National Drive for attending the meeting. She requested information on the burned home on East Street and Community Development Director Stephen Lachky said that staff would issue a final letter and give the property owner a deadline as to when the property needed to be cleaned up. He added that a contractor was working on repairing the siding on an adjacent home that was damaged by the fire.

7. ADJOURN

Mayor Johnston declared the meeting adjourned at 9:52 p.m.

The minutes for Tuesday, August 20, 2019, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the third day of September 2019.

Submitted by:


City Clerk Melissa McChesney



16 Main By 16 Main Redevelopment Corporation



City of Parkville
Board of Aldermen
August 20, 2019

16 Main - Aerial Photo



16 Main - History

- 2-story building originally constructed in 1890
 - First floor has always been utilized as retail
 - Second floor could be used as apartments with separate entrance
- 1-story building constructed in 1927-28
 - 14 Main Street was the first U.S. Post Office in Parkville.



Combined building square footage is 3,550 sq ft

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Historical Significance

- Originally occupied by the N. Samuels Dry Goods Store (1890-1918).
- The Jacobson Brothers purchased the building in 1920 and remodeled the structure.
- In 1925, Etta Hobbs opened another dry goods store in the location.
- During the late 1930s the U.S. Postal Service expanded into the store.



16 Main Street - circa 1930

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Redevelopment Timeline

- Fall 2018 • Discussions with Stephen Lachky and Chris Williams. We were told City was not ready to proceed with Downtown 353 Program and we should proceed with 353 Development Plan for 16 Main due to timing.
- Dec. 2018 • Engaged Pat Sterrett to complete Blight Study.
- 3/11/19 • Blight Study submitted to Chris Williams.
- 3/12/19 • Applicant submitted Chpt 353 Plan and Contract to City.
- 4/2/19 • Board of Aldermen approved Resolution declaring property blighted.
- 4/22/19 • Applicant requested notices be sent to taxing jurisdictions and to be placed on 5/7 BOA agenda. City requested more time and said the matter would be before Finance Committee on 4/29.
- 4/22/19 • Follow-up e-mail requested more time and tentatively proposed a public hearing at 5/21 BOA meeting.
- 5/7/19 • Applicant's request appeared as a non-action item on 5/7 Finance Committee meeting. City did not place on 5/21 agenda, requested additional time to prepare comprehensive tax abatement policy for downtown Parkville.
- 6/10/19 • Applicant met with Parkville Finance Committee to discuss status of application – meeting continued.

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Redevelopment Plan

Repairs to 16 Main Foundation



Waterproofing project uncovered defects in the foundation

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Redevelopment Plan

Structural work - new trusses to support 2nd floor



Reinforcement of exterior walls to support new replacement joists

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Redevelopment Plan

Masonry reconstruction of collapsed party-wall supporting mini-golf property; tuckpointed foundation



The foundation party-wall of adjoining property was collapsing, required reconstruction

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Redevelopment Plan

Removed steps to bring entrance closer to grade, installed new ADA ramp



Removal of steps and replace with ramp for access

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Redevelopment Plan

Repairs to exterior façade including tuckpointing, removal of termite and wood rot, and new windows.



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Redevelopment Plan

New utility connections, new electrical, new plumbing, new roof



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Redevelopment Costs

- Original budgeted remodel costs estimated at \$437,500, and this estimate was used for modeling purposes.
- Actual remodel costs far exceeded estimates due to extensive foundation and structural work.
- Actual redevelopment costs to date are \$501,500.
- The increased costs reduce the Project's IRR:

	Budgeted	Actual
W/out abatement:	3.338%	2.344%
10@100%, 15@50%:	6.589%	5.506%

Requested

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Tax Abatement Request and Pro-forma Analysis

- 3/12/19: Developer submitted 16 Main 353 Development Plan requesting 100% tax abatement for 10 yrs, 50% for 15 yrs (maximum allowed), with the payment of PILOTs in the amount of \$5,825 (existing improvement taxes) for first 10 yrs.
- Cost/benefit to taxing jurisdictions supported project at maximum request, resulted in net benefit of over \$100,000.
- Significant cost overruns affect overall project profitability and strengthen the case for tax abatement.
- The projected IRR for 100% for 10 yrs, 50% for 15 yrs with PILOT payment is 5.5%.
- **Without abatement, the project's IRR is 2.3%.**

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Tax Abatement Request and Impact to Taxing Jurisdictions

Model assumes 10 yrs at 100% and 15 years at 50% w/ PILOT payments

- If there were no project, then over 25 yrs total taxes would be \$143,994
- If requested abatement is approved, total taxes over same period are \$247,938
- Net benefit to all taxing jurisdictions is \$103,945.

	TOTAL TAXES WITH ABATMENT	TOTAL TAXES WITHOUT ABATEMENT	TOTAL TAXES NO PROJECT	BENEFIT OF 353 TO DEVELOPER	BENEFIT OF 353 TO TAXING DISTRICTS
REAL PROPERTY TAX REVENUE					
CITY	15,473	36,607	10,555	21,134	4,918
SCHOOL DISTRICT	130,201	308,036	88,815	177,834	41,386
ROAD DISTRICT	6,344	15,009	4,328	8,665	2,017
SENIOR SERVICES	1,182	2,797	807	1,615	376
HEALTH DEPT	1,889	4,470	1,289	2,581	601
COUNTY	1,448	3,425	988	1,978	460
LIBRARY	9,563	22,625	6,523	13,062	3,040
MENTAL HEALTH	2,362	5,589	1,612	3,227	751
SHELTER WORKSHOP	3,072	7,268	2,095	4,196	976
SOUTH PLATTE FIRE	57,040	57,040	16,446	0	40,594
SOUTHERN PLATTE AMBULANCE	6,782	6,782	1,956	0	4,827
METROPOLITAN COMMUNITY COLLEGE	5,562	13,160	3,794	7,597	1,768
BLIND REPLACEMENT	724	1,713	494	989	230
	6,294	14,891	4,293	8,597	2,001
TOTAL REVENUE					
ALL TAXING DISTRICTS	247,938	499,412	143,994	251,474	103,945

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Liberty, Missouri Chapter 353 Property Tax Abatement Liberty Downtown Area Program Guidelines

The Liberty Municipal Redevelopment Corporation (LMRC) shall be formed to serve as a tool to bring about the revitalization of Liberty's downtown and surrounding area. Stock in the corporation will be owned wholly by the City of Liberty and the corporation is managed by a board of directors. The purpose of the corporation is to provide a streamlined, cost-effective means for individual property owners to obtain partial tax abatement on their downtown properties in return for making improvements.

Description of Program

- The program provides different levels of abatement depending upon the amount of investment that is made in the project. Missouri law provides for at least 100% abatement for the first 10 years and allows up to 50% abatement for up to the next 15 years.

Liberty, Missouri Chapter 353 Property Tax Abatement Liberty Downtown Area Program Guidelines

LEVEL C

Abatement of cost of improvements (excluding acquisition)

OR

100% abatement for 10 years
then
50% abatement for 5 years
whichever occurs first

Level C	
Investment Threshold	Minimum \$300,000
Abatement Period	Equal to improvement cost or 10 years 100% abatement, then 5 years 50% abatement, whichever occurs first
% of Exterior Improvements	50% exterior

- Under Liberty's 353 Program, 16 Main would receive 100% tax abatement for 10 years with no PILOT payments and 50% tax abatement for 5 years.

Liberty, Missouri Chapter 353 Property Tax Abatement Liberty Downtown Area Program Guidelines

- If 16 Main received Liberty's 353 abatement (10 yrs at 100% with no PILOT payment, and 5 yrs at 50%):
 - Taxing Jurisdictions receive \$44,687 (vs. \$103,945) because of no PILOT payments
 - Developer's IRR would increase slightly
- Requested 10@100%, 15@50% (w/ PILOTs) = 5.506%
- Liberty Model 10 @100, 5@50% (no PILOTS) = 5.625%

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16 Main – Sales & Use Taxes

Anticipated Uses

- 1,017 sq. ft. of retail / commercial
- 1,646 sq. ft. for Pub / restaurant
- 1,013 sq. ft. of residential short-term rentals

Projected Sales Taxes

- \$1,077,250 projected retail sales
- \$87,257 in total annual sales taxes
- \$21,545 annually to Parkville
 - Includes ½ cent Parks Tax effective Oct '19 (\$5,386)
 - Additional \$10,773 to Downtown Parkville CID (1%)

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Thank You



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E-mail from Stephen Lachky

From: Stephen Lachky <SLachky@parkvillemo.gov>
Sent: Tuesday, May 07, 2019 4:31 PM
To: Patricia Jensen <pjensen@rousepc.com>; Joe Parente <JParente@parkvillemo.gov>
Cc: Chris Williams <cwilliams@publiclawfirm.com>; Christopher M. Mattix <CMattix@rousepc.com>; bmertz1 <bmertz1@kc.rr.com>
Subject: RE: 16 Main 353 Development Plan

Joe and Patricia,

That is correct (see phone log below). The applicant is certainly welcome to proceed forward; however, feedback from the Finance Committee was preference for a Chapter 353 policy developed for the overall downtown first. Otherwise, there would be little to no support for the Redevelopment Plan proposal as it stands.

11/15/18	3:18 p.m.	Patricia Jensen White Goss 4510 Belleview Ave, Suite 300 Kansas City, Mo. 64111 (816) 502-4723	Had a quick question. Heard from Brian Mertz that I did a Capstone Project for my CPM Program class on utilization of Chapter 353 economic development incentives in downtown Parkville. Was wondering if that has been approved? Told her I was planning to present my project findings to our Board of Aldermen in early 2019. She said that Liberty, Mo. has a Chapter 353 program for their downtown, and I told her that in my Capstone Project research I referenced Liberty, Mo.
11/20/18	12:40 p.m.	Patricia Jensen White Goss 4510 Belleview Ave, Suite 300 Kansas City, Mo. 64111 (816) 502-4723 pjensen@whitegoss.com	Called her as a follow-up to our conversation on November 15 th regarding utilization of Chapter 353 economic development incentives in downtown Parkville. Told her that creating a plan for the entire downtown would take several months, as our goal would be to create uniform architectural design standards to be applied throughout the district. That said, individual applicants could still submit applications for Chapter 353 incentives in the meantime, and staff would review the architectural characteristics on a project-by-project basis.

-Stephen

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Blight Study

- Prepared by Pat Sterrett, AICP
 - Certified Urban Planner
 - 20+ years experience
 - Bachelors of Architecture
 - Masters of Urban Planning
 - Prepared and reviewed dozens of blight reports in accordance with Missouri law



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16 Main: Blight Conclusion

Objective Factors

- Age. Both buildings are 91-129 years old and are past their useful life.
- Obsolescence. Both buildings are functionally obsolete as evidenced by underutilization of 2nd story and requires upgrades to fire/life/safety systems.
- Inadequate or Outmoded Design. Both buildings are non-ADA compliant and the electrical systems are not suitable for residential or commercial uses. Other elements include improper ventilation, water damage, mold growth, termite activity, asbestos, animal intrusions, and lack of a water heater.
- Physical Deterioration. Both buildings show deterioration in the form of holes in parapet wall, roof wrinkled and holding water, loose and cracked brick, masonry cracking, wood rot, plumbing leaks, and water damage.



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16 Main: Blight Conclusion

By Reason of Objective Factors Have Become Liabilities

- Economic. The buildings are assessed at less than 25% percent of comparable properties as a result of a high level of deferred maintenance and deterioration.
- Social. Poor maintenance has left property with non-functioning heating, ventilation, air-conditioning, plumbing, electrical, and fire suppression systems.

Conditions Conducive to Inability to Pay Reasonable Taxes

- Because of these conditions, the Redevelopment Area is unable to pay reasonable taxes to the affected taxing jurisdictions because property values and consequently property taxes are depressed.



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REQUEST:

Developer requests that the Board of Aldermen take the following actions:

Approve Res. No. 19-003:

declaring the area generally located at 16 Main Street a blighted and unsanitary area in need of redevelopment and rehabilitation pursuant to the Missouri Urban Redevelopment Corporations Law.

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16 Main: Inspection Report

An Inspection Report dated November 21, 2018, inadequate and outmoded design exists due to the following conditions:

- Ventilation
 - Attic ventilation improperly placed on roof of north building;
 - The opening of one of the two chimneys on the north building is blocked with a concrete block, and the other chimney, which is believed to vent the furnace flue for the upstairs apartment space, is blocked with a board and bricks (proper venting and installation of caps is required to safely vent the conditioned space);
- Insulation
 - Inadequate insulation (R value of 9; should be at least 30);
 - Ceiling joists exposed, not covered with insulation;
- Ingress/Egress
 - The double wood doors on the front of the south building are blocked off with walls built in front of them on the interior, creating ingress/egress issues, especially in the instance of a fire or other accident;
- Foundation
 - The slope of the ground on the west side of the property is overgrown with vegetation and water is draining into the foundation of both buildings and the underground room of the north building, resulting in a drop of the foundations (the foundations on the west side of the property will need to be rebuilt and water properly drained away from the building);

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16 Main: Inspection Report cont.

- Electrical
 - Most electrical receptacles are two-prong and ungrounded, creating a safety hazard;
 - Knob and tube wiring in place in areas and still in use, creating a fire hazard;
 - Electric cables do not have proper cable connectors;
 - Electric panels are not grounded, causing a safety concern;
 - Electric panel on second floor of north building is missing breaker cover blanks and one breaker is double tapped – panel does not satisfy National Electric Code and is a safety concern;
 - Fuse boxes on second floor of north building need to be replaced with breaker panels;
- Electric panel in south building had improper screws and insufficient clearance per code;
- Other safety concerns caused by:
 - Some GFCI receptacles will not reset;
 - Exterior receptacle box covers are loose;
 - A number of receptacles are dead;
 - No power to the second floor furnace disconnect box;
 - Wires hanging from ceiling;
 - Open junction boxes;
 - Light fixtures hanging down;
 - Light fixtures not working and improperly wired; and
 - Electric cable splices tied with electrical tape only.

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16 Main: Inspection Report cont.

- Deck/porch area ledger board on north side of building not properly secured to brick surface and creating a tripping hazard;
- Concrete steps on north side of building have been constructed with a slight slope, creating a tripping hazard;
- Handrails missing where there are at least three steps in succession;
- Humidity is too high in basement area of south building and crawlspace of north building, causing the growth of mold;
- Floor joists exhibit water damage and mold growth;
- Termite activity, but no structural damage;
- Asbestos pipe wrap present in the building;
- Animal intrusion (likely raccoons) and feces deposits in the crawlspace, basement, and second floor;
- Air conditioning condenser exterior refrigerant lines not properly insulated;
- HVAC equipment has outlived its life and requires replacement, and furnaces need to be vented properly – currently a safety concern;
- No water heater; and
- No bathroom ventilation.

All of the above conditions have created health and safety hazards or have the potential to do so if left unaddressed.

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16 Main: Inspection Report cont.

- Roof
 - Hole in parapet wall;
 - Roof in poor condition – wrinkled and holding water;
 - As many as 75% of the roof parapet wall caps are missing;
 - Clay wall caps have been improperly installed;
 - Roofing material above the underground room on the west side of the property is deteriorated;
 - Parapet wall covering in poor condition; and
 - Missing roof flashing.
- Walls
 - Metal brick lentils rusted;
 - Loose and cracked brick in various locations;
 - Masonry cracking due to settling of foundation;
 - Second floor windows have rotted, creating gaps between window trim and brick;
 - Much of the wood around the south building's front entrance has rotted out and flashing was not properly installed;
 - Chimneys and walls require tuck pointing and repair of loose bricks; and
 - Loose siding on the second floor.

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16 Main: Inspection Report cont.

- Foundation
 - Water intrusion; and
 - Settling – requires repair.
- Windows and Doors
 - Plywood sheathing covering some windows is deteriorating;
 - Storefront windows are in good condition, but all other windows are in poor condition;
 - Wood exterior door and storm door on second floor are in poor condition and require replacement – the wood door does not latch and is not sealing against the casement; and
 - The front door of the north building is missing weatherstripping.

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16 Main: Inspection Report cont.

- Interior and Building Systems
 - Attic ventilation does not function on the north building;
 - The exterior sheathing of some of the electric service cables has deteriorated and is unsafe;
 - Basement stairs in poor condition and unsafe;
 - Debris in crawlspace of north building and in basement of south building blocking access;
 - Subflooring deteriorated due to plumbing leaks;
 - Multiple ceiling tiles on second floor have water damage, some hanging down, and plywood has been secured to the ceilings;
 - Evidence of plumbing leaks;
 - Ceiling tile grid has deteriorated to the point that lumber is used to support the grid;
 - Water intrusion at storefront windows on front of south building;
 - All flooring throughout both buildings in poor condition;
 - Interior walls and ceilings exhibit extensive water damage, attempted repairs with unfinished plywood and lattice;
 - Mold growth on interior walls due to water intrusion and damage;
 - Kitchen cabinets, countertops, floor coverings, and plumbing fixtures in poor condition;
 - Second floor bathroom unusable due to disconnect of lines and drains;
 - Cast iron waste pipe rusted through in crawlspace; and
 - Interior water lines in poor condition.

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