

February 2, 2007

TO: Mayor MacLean and City Councilors

FR: Jeff Kobrock

RE: Tax Acquired Property at 4 Beech Street

This memo is to provide background to the agenda item concerning the status and future of this property.

The property at 4 Beech Street became tax acquired in December. You will find details concerning the property following in the packet.

Our normal practice concerning tax-acquired properties is to develop an agreement with the former owner to clear the overdue balances with the City and return the property to the former owner. Because we have attempted to work with the former owner to correct code violations for more than a decade without success, and the general deteriorated condition of the property, I am recommending we divert from standard practice.

The property is a liability to the City because of accumulated junk both inside and outside the property. Oftentimes in a circumstance like this we would not take possession of the property. However, that approach leaves unaddressed the problems this property represents to the neighborhood; the property has been the subject of numerous complaints by neighbors. The property has limited value due to its condition, precluding a sale of the property as a likely option.

To assure the code violations are addressed, the property does not continue to be a problem for the neighborhood, and to limit the City's exposure as much as possible, I recommend we solicit proposals for reuse of the property and choose the most appropriate proposal.