

AGENDA ITEM

15-157

Date 1-5-16

OLD Business

TOWN OF DERRY, NH
Staff Report-Derry Public Works
December 1, 2015 – Amended for January 5, 2016 Meeting

TITLE: Demolition of 19 Elm Street and Supplemental Appropriation

TOWN ADMINISTRATOR COMMENTS:

BACKGROUND: The Town of Derry has recently acquired 19 Elm Street – Map 29 Lot 128 – Parcel ID 10540 via the tax deed process. The building has been sporadically occupied in recent years and the condition of the building has deteriorated. The existing building has 34,000 square feet of space on multiple floors. Code Enforcement and Fire Prevention have compiled a sizeable number of code violations, including a faulty sprinkler system and major structural problems.

DISCUSSION: Typically, these properties are sold to the market as soon as possible to recover tax proceeds. However, there is an opportunity for the town government to play a part in eliminating a blighted property. The Derry Town Council has taken a stance against other blighted properties through the creation of the Property Maintenance Committee.

FISCAL IMPACT: In order to proceed with demolishing the building, a supplemental appropriation would be required in the amount of \$150,000.

RECOMMENDATION: Given the Town's goal to eliminate blighted properties, it would be a reasonable step to address these issues while the Town owns the property. The Property Maintenance Committee has endorsed the concept of demolishing the structure in favor of redevelopment.

RECOMMENDED MOTION:

1. The Derry Town Council moves to authorize the demolition of the building at 19 Elm Street, Map 29 Lot 128; Parcel ID 10540 **and to retain the property for Town use.**
2. The Derry Town Council moves to appropriate \$150,000 **from the Land & Buildings Capital Reserve Fund** to demolish 19 Elm Street.

Prepared by: Michael A. Fowler, P. E., Director of Public Works