

RECORD OF RESOLUTIONS

Resolution No. 19-2021

Passed: July 13, 2021

A RESOLUTION AUTHORIZING THE SUBMITTAL OF A COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM APPLICATION FOR DEMOLITION AND SITE RESTORATION WORK ON PROPERTY LOCATED AT 215 WEST CIRCLE DRIVE, AND AUTHORIZING THE CITY MANAGER TO REPRESENT THE CITY IN FULFILLING PROGRAM REQUIREMENTS.

WHEREAS, Federal criteria for Community Development Block Grants (CDBG) allow expenditures for clearance, demolition, removal and rehabilitation of buildings; and

WHEREAS, the City of West Carrollton desires to submit an application seeking grant funds from the Community Development Block Grant (CDBG) program administered by Montgomery County for the demolition of structures and site restoration on property located at 215 West Circle Drive; and

WHEREAS, the City of West Carrollton has the authority to apply for and to administer the amounts received from this program, and this project meets all eligibility requirements for said funding, principally meeting at least two National Objectives to eliminate slums and blight and to primarily benefit low- and moderate-income persons; and

WHEREAS, the City Council of the City of West Carrollton must direct and authorize the City Manager to act in connection with the application and to provide such additional information as may be required.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WEST CARROLLTON, MONTGOMERY COUNTY, OHIO:

Section I. That the City Manager be herewith authorized to act, and designated as the official representative of the City of West Carrollton, in conjunction with all aspects of the preparation, filing, provision of information, and submittal of documentation necessary for participation in the Federal CDBG application and funding process, administered by Montgomery County, Ohio, all such activities being necessary to secure funding for the demolition of structures and site restoration on property located at 215 West Circle Drive.

Section II. That the West Carrollton City Council hereby understands and agrees that participation in the Program will require compliance with program guidelines and assurances.

Section III. That the City Council hereby commits itself to provide the local share of the total project cost, as specified in the application.

Section IV. That the Clerk of Council is hereby directed to cause a written notice of the passage of this Resolution to be served as required by law.

Section V. That this Resolution shall take effect from and after the date of its passage, the earliest period allowed by law.

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Mayor

Attest: Tom Rully
Clerk of Council

Effective Date: July 13, 2021



To: Brad Townsend, City Manager

From: Greg Gaines, Director of Planning & Community Dvlpt.

Date: July 7, 2021

Subject: 2021 CDBG application

Montgomery County is currently soliciting applications for the FY 2021 Community Development Block Grant (CDBG) funding cycle. Approximately \$800,000 is available in 2021 to communities whose CDBG funds are administered by the County.

Staff recommends approval of the attached Resolution 19-2021 authorizing an application to demolish a vacant, abandoned, blighted residential structure located at 215 W. Circle Drive within the Olde Downtown CDBG target area.

According to City records, the structure at 215 West Circle Drive has been vacant with its utilities disconnected since January 11, 2017. The property is tax delinquent in the amount of \$16,011.69, has been declared a public nuisance and is under condemnation orders. This property has a long history of property maintenance violations, even when occupied. City records indicate a total of 39 property maintenance violations dating back to 2000, including missing/unsecure windows, rotting window sills, litter and rubbish, peeling paint, roof damage, a broken awning, stagnant pool water, inoperable vehicles, a deteriorating fence and shed, and numerous tall grass violations. The City has boarded the door and a window to prevent unauthorized entry. City staff has also been inside the house, and witnessed the ceiling buckling under the weight of racoons in the attic as well as other major structural concerns. Since 2016, the City has expended \$10,732 in public money on maintaining the property. In addition, the West Carrollton Police Department reports 51 calls to this property since 2000, including theft, disorderly conduct/disturbing the peace, menacing, suicide attempts, domestic calls, and overdoses.

Based on an evaluation of the exterior and interior of this structure, it is the City's opinion that this structure has deteriorated to a point where it is not economically feasible to repair. As such, the City seeks CDBG funds to assist with an environmental evaluation and demolition of the structure and restoration of the site.

The enclosed quote estimates \$11,165 to demolish the structures on the property. Staff estimates \$5,000 for environmental evaluation and potential asbestos abatement. As such, the project cost is estimated to be \$17,500. This application requests \$14,000 (80 percent) in CDBG funding, with the remaining \$3,500 provided by the City as its local match.



PO Box 264
Dayton, OH 45409 US
sfrazee@aol.com

ADDRESS

West Carrollton
300 East Central Ave
West Carrollton, OH 45449

ESTIMATE # 2021-610

DATE 06/18/2021

P.O. NUMBER

215 w circle/34 maple hill

General Construction	Demolish existing structures located at <u>215 West Circle Drive</u> . Demolition includes removal of all existing structures. All material removed off site will be disposed of properly. All basements and crawlspaces will be filled with clean fill material and compacted to within 6" of finish grade. The final 6" of fill will be unprocessed topsoil suitable for grass growth. Water and sewer terminations including inspection if required is included. All disturbed areas will be prepped for seed and have seed and starter fertilizer applied. EPA and R.A.P.CA. permits included. Watering is the responsibility of the owner.	11,165.00	11,165.00
General Construction	Demolish existing structures located at <u>34 Maple Hill Circle</u> . Demolition includes removal of all existing structures. All material removed off site will be disposed of properly. All basements and crawlspaces will be filled with clean fill material and compacted to within 6" of finish grade. The final 6" of fill will be unprocessed topsoil suitable for grass growth. Water and sewer terminations including inspection if required is included. All disturbed areas will be prepped for seed and have seed and starter fertilizer applied. EPA and R.A.P.CA. permits included. Watering is the responsibility of the owner.	8,580.00	8,580.00
TOTAL			\$19,745.00

Accepted By

Accepted Date

Annual finance charge of 18% on all overdue balances may be assessed.

Customer agrees to reimburse any sums expended by FCS Construction, including but not limited to, attorneys' fees, collection fees and any other expenses incurred by FCS Construction in collection of payment for any amount due to FCS Construction from Customer.

City of West Carrollton, Ohio



0.017535 0.07 0.105 0.14 mi

W Circle Dr



0.0022545 0.0009 0.0135 0.018
mi
145





