



**CITY OF JOHN DAY
Request for Council Action**

Date Submitted: May 9, 2023
Meeting Date: May 9, 2023
To: Mayor and City Council Members
From: Rick Allen, Interim City Manager
Through:
Subject: Vacant Industrial Building Options

TYPE OF ACTION REQUESTED:

- | | |
|---|---|
| <input type="checkbox"/> Formal Action/Motion | <input type="checkbox"/> Public Hearing (Enter Type) |
| <input type="checkbox"/> Ordinance | <input type="checkbox"/> Resolution |
| <input type="checkbox"/> Consent Agenda | <input checked="" type="checkbox"/> No Action - Report Only |

MOTION FOR COUNCIL CONSIDERATION:

Enter motion here as you want a Councilor to read it, "That the Council approve..."

OVERVIEW:

The building on Patterson Road has been vacated as of May 1. Its been cleaned out and all personal items from the former tenant have been removed both inside and out. The electricity is on so you can see inside and the water has been turned off.

The building is large with 3 rollup doors that are wide and high for larger trucks or equipment. The City installed a new heating system in the space. The former tenant told staff he did not use it as it was so expensive to use propane to heat the space. He used a large wooden stove and was very cold in the winter. He did have a 5th wheel home inside and appeared to be living in the space most of the time.

The roof has leaks in a few places according to the former tenant and it's a drafty building allowing air to come in at various locations. The bathrooms appear to be in the need of repair and cleaning, not sure if they work or not. They are pretty rough along with a utility sink as you enter them. There are several small offices or spaces for parts and other uses with one business office that has not been used in years.

The building can be leased, torn down or left vacant until a final decision has been made on the long term best use of the building and or ground.

STAFF ANALYSIS:

The building has been leased for around \$1,200 per month, needs verified for exact amount. It

had been used by a tenant who did not request or need much, making it work fine for him. However, he did notice and was aware of many problems as he discussed the space with me and that for many people it would not work well.

I do not recommend the City spend any money on the building. We have two choices in the immediate future, lease it back out or let it remain vacant. Saving the other option of tearing it down to find out what if anything the rafters and metal might be worth for salvage.

The building if vacant is an "attractive nuisance" as it would be hard to make it 100% secure.

If the Council decides to lease it out, we need to make sure the lease agreement has releases and disclaimers as to the condition to the building, they lease it at their own risk and agree to hold the City harmless to any loss or damages from everything related to occupying it.

SUMMARY:

A. General Coordination:

Department Review	Reviewed By	Date	Not Required
City Manager	Rick Allen		
Public Works			
City Attorney			
City Recorder			
Finance			
Community Development			
Sheriff			
Other			

B. Fiscal Impact:

- Cost (If none, enter 'N/A') \$NA

C. Funding Source:

- Enter Cost Center Code; if "N/A", enter N/A
- Other funding sources? NA

C. Explanation of Impact:

Increased liability of a claim if the building remains vacant or occupied

D. Supporting Documentation:

Photos

RECOMMENDATION:

There are reasons to tear it down and clear the area as a public entity and there are reasons to keep it so a small business can use it to grow a business in the community. Each has **its own** risks and rewards.



