

ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT

MEMO: No. 24-07

TO: Mayor Julie Moore Wolfe, and City Council

FROM: Scot Wrighton, City Manager
Cordaryl "Pat" Patrick, Director, Community Development
Michael Snearly, Neighborhood Inspections Manager

DATE: April 1, 2024

SUBJECT: Resolution Accepting the Proposal from Triple A Asbestos for the Abatement of Asbestos from Vacant Buildings Located at 436 N. Main (Former YWCA)

SUMMARY RECOMMENDATION: Staff recommends approval of the attached resolution authorizing the acceptance of the proposal from Triple A Asbestos for the abatement of asbestos from vacant buildings located at 436 N. Main (Former YWCA).

BACKGROUND: The former YWCA building located at 436 N. Main has been vacant and in a state of complete disrepair for decades. This privately owned building has not maintained active utilities for several years, water service was terminated in 2005, and it has never been re-activated. In January of 2023, the brick façade on the north and east walls of the building's natatorium started to collapse onto the city right-of-way and sidewalk, causing closure of that sidewalk. It remains closed off today. Further inspections of the interior of this structure showed that this building suffers from a severe lack of maintenance and is in dangerous condition. In an effort to work with the private owners, the City of Decatur offered to pay for an asbestos survey to be performed on the structure. The asbestos survey found that both buildings have several areas containing asbestos positive materials. These materials must be removed prior to the ultimate demolition of this dangerous structure.

Both buildings have been stripped of salvageable materials; the original YWCA is falling into an old tunnel, and it has long been apparent that it is not cost-effective to repurpose either building into an alternative use due to the owner's neglect.

The City has, without success, repeatedly insisted that the building's owners abate these hazards and be responsible stewards of their property. The fact these local owners, with the means to clean up their own property, refuse to do so is an offense to Decatur taxpayers who may ultimately be left with the bill. The city will, therefore, pursue all legal remedies to obtain compensation for public expenditures needed to clean up this private mess. After the asbestos is removed, the buildings will need to be demolished and cleared.

The City received two proposals for abatement of the asbestos from M&O Environmental and Triple A Asbestos. One was \$275,000.00 and the other \$249,000.00. Triple A Asbestos came in with the lower proposal. M&O Environmental and Triple A Asbestos both regularly perform abatement for Decatur demolitions.

POTENTIAL OBJECTIONS: No known objections to this resolution.

BUDGET/TIME IMPLICATIONS: None

STAFF REFERENCE: Any additional questions may be forwarded to Cordaryl “Pat” Patrick or Michael Snearly at 217-450-2347 or msnearly@decaturil.gov .