



**DATE:** July 23, 2019

**CATEGORY:** Consent

**DEPT.:** Public Works

**TITLE:** **Amend Project 19-67 to Include Maintenance and Repairs for 996 West Dana Street**

### **RECOMMENDATION**

Amend the scope of work and title of Project 19-67, Acquisition of 996 West Dana Street, to read, "Acquisition, Maintenance, and Repair of 996 West Dana Street."

### **BACKGROUND**

On May 21, 2019, the City Council approved the acquisition of a residential property located at 996 West Dana Street, approved a midyear Capital Improvement Project entitled, "Acquisition of 996 West Dana Street," and appropriated \$3,400,000 from the Strategic Property Acquisition Reserve to the Project ([Attachment 1](#)). Escrow closed on the purchase of the property on June 10, 2019.

The three-unit residential building on the property was constructed circa 1914 and is a historic resource. Two of the units are tenant-occupied while the main unit is currently vacant. An inspection report of the property identified a number of items of deferred maintenance, as well as termite infestation, which must be addressed to preserve the property and maintain it in a state of good repair for the tenants.

The Project currently has an unencumbered balance of \$310,506, which is available for maintenance and repairs of the property and future relocation expenses, if any, for which the City may be responsible.

### **ANALYSIS**

Project 19-67 currently only authorizes the expenditure of appropriated funds for the acquisition of the property and related purposes. Amending the Project title and scope, as recommended, would authorize the expenditure of appropriated funds for maintenance and repairs. Staff will proceed with implementing the necessary maintenance and repairs.

Staff will also return to Council in the fall to obtain Council input on future uses of the property, including the currently vacant main residential unit.

**FISCAL IMPACT**

It is anticipated that the current project budget is sufficient to address the issues identified in the inspection reports and bring the property into a state of good repair. No additional appropriation of funds is requested.

**ALTERNATIVE** – Council could provide other direction to staff.

**PUBLIC NOTICING** – Agenda posting.

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Attachment: 1. [Council Report, May 21, 2019](#)