

Tuesday, May 26, 2009

## MEMORANDUM

To: Sawmill Cove Industrial Park (SCIP) Board of Directors  
From: Garry White, Director  
Subject: Lot 16 SCIP

### **Background**

Lot 16 at the SCIP is 89,626 SF or 1.991 acres. Two structures exist on the lot, both constructed sometime in the late 1950's.

- The old carpenter shop or Quonset-type structure. The building footprint is about 50' X 100'. The building has two stories on a concrete foundation with wood ribs and a corrugated metal skin.
- The old gas station. The building footprint is about 60' X 30'. The building has one story on a concrete foundation with a wood frame and metal siding.

### **Additional Information**

#### Carpenter Shop

- The building has multiple openings where members of the public have been accessing the building. The second floor of the building has openings in the floor. The building is a liability risk to the CBS.

#### Gas Station

- The roof of the building has collapsed due to heavy snow loads and is no longer in usable condition. CBS Staff has estimated that it will roughly cost \$7-8k to demolish building.

The Sawmill Cove Industrial Complex Enterprise fund has budgeted the following amounts for FY 2009.

<u>Expense category</u>	<u>Budget</u>	<u>2009 Projections</u>
Repairs and Maintenance	\$20,000	\$0
Building Maintenance Fees	\$2,317	\$10,898
Total	\$22,317	\$10,898

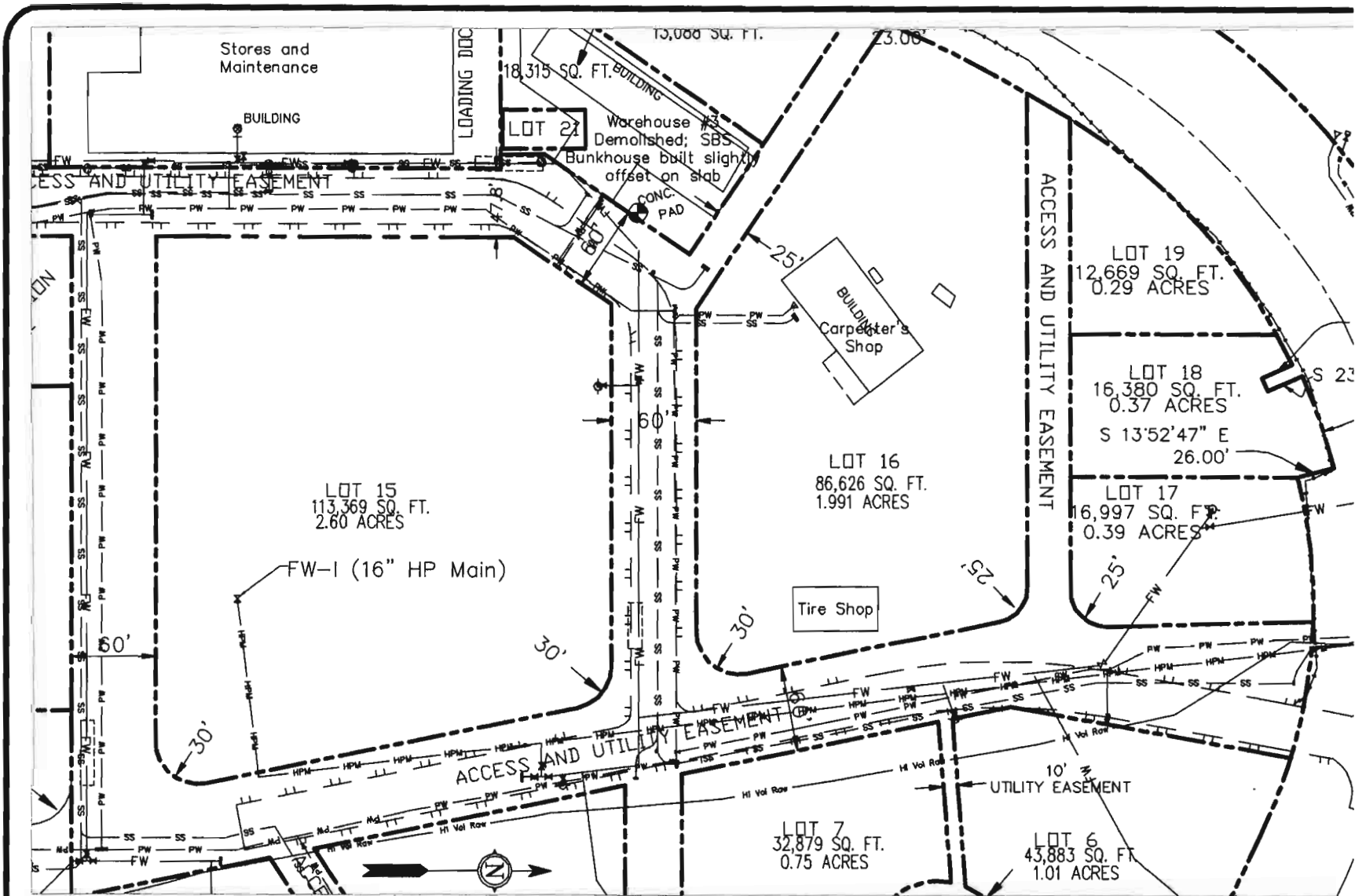
## **Recommendation**

### **Short Term**

- Request the CBS use funds available in “repairs and maintenance” budget to close in the carpenter shop to prevent access by the public.

### **Long Term**

- Market the sale or long term lease of the property with lease incentives to demolish one or both building.
- Subdivide Lot 16 further to increase marketability of property, separating carpenter shop from gas station area.



- HPM — Old High Pressure Water Main
- HPM — Old Fire Suppression Main (non-potable)
- PW — New Potable Standard Pressure Potable Water Main
- HVM — New High Volume Flow (non-potable) Water Main
- SS — New Pressurized Sanitary Sewer Line
- ⊕ Water Valve
- ⊕ Fire Hydrant on Fire Suppression System
- ⊕ Fire Hydrant on New Potable System
- Water service valve
- Sewer service valve

**Utility Layout**  
**Lots 15-19 Block 4**  
**Sawmill Cove Industrial Park**

DRAWN: TAD	SCALE: 1"=100'
CHECKED: N/A	DATE: Aug 2008
DRAWING NAME: Valve Locations 2003 w/ Subv ILL, Inc	
SHEET NO. <b>5 / 5</b>	