



CITY OF CONCORD

New Hampshire's Main Street™

REPORT TO THE MAYOR AND CITY COUNCIL

FROM: Carlos P. Baía, Deputy City Manager for Development
DATE: April 15, 2022
SUBJECT: Proposed City Demolition of 107-109 South Main Street

Recommendation:

Accept this report and set the attached appropriation resolution for public hearing to authorize the City to carry out the demolition of the hazardous building at 107-109 South Main Street.

Background:

In 2016, the building at 107-109 South Main Street, owned by Comain, LLC, was posted as “uninhabitable” pursuant to the City’s Housing and Maintenance Code because it constituted a hazard. Despite multiple efforts by City staff to have the property owner rectify the situation, the site continued to be a hazardous building into 2021. On July 12, 2021, City Council adopted a resolution—pursuant to the authority granted under the City’s Code of Ordinances 26-8 and NHRSA Chapter 155-B—ordering the property owner to—within 30 days—commence demolition of the building and removal all materials and existing debris from the property.

Discussion:

The property owner has failed to comply with the Council’s 2021 order. Staff has made multiple attempts to contact the owner and seek his compliance without success. At this point, staff believes that the City has no remaining alternative but to undertake demolition itself and has advised the property owner accordingly. To that end, the Code Administration Division solicited several quotes from demolition companies with the qualified, lowest quote being \$32,100. The attached resolution would authorize this expenditure and allow the City to have the building demolished and site debris removed. All costs associated with this effort will be accounted for in a lien which will be recorded at the Merrimack County Registry of Deeds against this property.

As this appropriation is for a purpose not included in the Fiscal Year 2022 adopted budget, Section 37 of the City Charter requires a two-thirds vote of the City Council.