



MEMORANDUM

TO: Mayor Burch and City Council Members

FROM: Gregg Guetschow, City Manager

SUBJECT: Offer to Purchase Former National Guard Armory

DATE: December 4, 2014

As you know, the City Council previously authorized proceeding with the purchase of the former National Guard armory located on South Cochran Avenue. You will find elsewhere in the agenda packet a document entitled "Offer to Purchase Real Property" the acceptance of which will begin the process leading to the City's acquisition of the property. We are asking that you authorize the Mayor and Clerk to sign the offer on behalf of the City subject to the City Attorney's approval of the document as to form.

You may note that the Offer provides for a 45-day period during which the City may conduct any investigations of the property. Several City staff members conducted an inspection of the property prior to seeking Council's prior approval of the purchase. Further, we have received documents addressing any possible environmental issues. With one exception, none were identified that would cause us to consider further testing on the site. The one exception concerns interior conditions such as the presence of asbestos or lead-based paint. As to these conditions, the site investigation report indicated that no effort had been made to determine the presence of those conditions.

Given the age of the building, it is possible that both asbestos and lead-based paint were used there and could still be present in the building. The possible presence of these materials is not of a particular concern given our intended use. As to the lead-based paint, it is customary to test for this only when specific projects are undertaken that could give rise to causing paint particles to become airborne. With regard to the asbestos, however, we

believe that it is prudent to undertake an investigation at this time. We have contracted for such investigations on several occasions in the last few years when we have done dangerous building demolition projects. We plan to contract for such an investigation in the near future. Unless quantities of asbestos are found that are greater than we expect or in such a condition as to require an expensive remediation, it is unlikely that finding asbestos would cause us to abandon the planned purchase.