

## **FINAL DRAFT 070512 – FOR DISTRIBUTION**

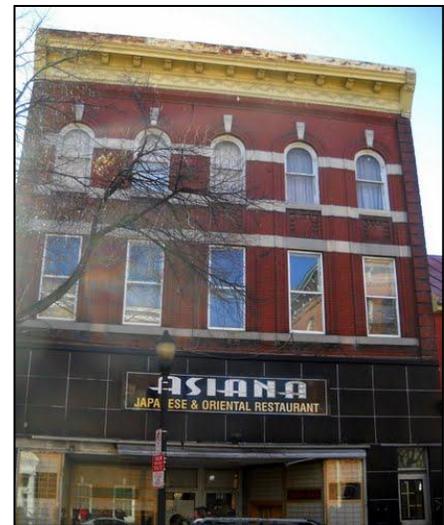
### **BLIGHTED AND VACANT PROPERTY COMMITTEE**

### **Recommendations Report: Phase I Commercial Property**

#### **EXECUTIVE SUMMARY**

##### **I. BACKGROUND**

The Blighted and Vacant Property Ad-Hoc Committee was appointed by Mayor McClement to evaluate the current status of and policies regarding vacant and blighted commercial and residential properties in the city, and recommend policy initiatives (regulations and incentives) to encourage/require reasonable maintenance, reinvestment and occupancy of such properties. That effort was broken into two phases: 1) Commercial Properties and 2) Residential Properties. This report is on Phase I - blighted and vacant commercial properties. The second phase report will be on residential properties and will be issued later this year.



The 15-member Committee is composed of residents, commercial and residential real-estate brokers, non-profit representative, and city staff as follows:

- 2 City residents: Matthew Donahue, Robert Murray (Alternate - Truby LaGarde)
- 2 Commercial Broker representatives – Steve Cranford and David Kaye
- 2 Residential Broker representatives – Kathryn Ann McKenzie, Tamar Osterman
- 2 commercial property owners representatives – Joe Fitzgibbons, Mike Bowersox
- 1 representative from a community development non-profit organization – Kara Norman
- 1 Aldermanic liaison - Michael O'Connor
- Economic Development - Richard Griffin
- Planning Department – Brandon Mark
- Legal Department - Rachel Depo
- Code Enforcement – David Beers
- Executive Assistant to the Mayor - Josh Russin

The goal of the effort is to develop broad base support for both punitive and non-punitive tools for the City to use to improve quality of life and economic health by reducing the number of long-term commercial vacancies and blighted properties.

To develop the recommendations herein, the Committee evaluated the following:

- Best Practices
  - National Vacant Properties Campaign
  - Codes, Incentives, and Programs from around the country
  - Consultation with Other Jurisdictions
  - Maryland Municipal League
  - International City/County Managers Association (ICMA)
- Current City of Frederick Codes and Regulations
  - Building Codes
  - International Property Maintenance Codes
  - Land Management Code
  - Fines
- Current/Proposed City Property Tax Incentives
  - Golden Mile Rehabilitation Property Tax Credit
  - Downtown (Historic) Rehabilitation Property Tax Credit
  - Vacant Properties Rehabilitation Property Tax Credit
  - Arts and Entertainment Rehabilitation Property Tax Credit
  - Job Creation and Investment Rehabilitation Property Tax Credit
- Data - Number, geographic location, and relative assessed value per square foot of vacant commercial properties (i.e. extent of the problem)
- Number of Commercial Properties with Current Code Violations
- Known long-term vacant/blighted properties.

## **II. DATA ANALYSIS**

The following is a brief overview of the current extent of commercial vacancies and blight in the City of Frederick.

1. **Vacant Land (Infill Opportunities):** According to City Property Assessment Data, there are 288 vacant parcels of land zoned commercial or mixed-use in the City of Frederick totaling 1,169 acres. This is an opportunity for infill development.
2. **CoStar:** According to CoStar Real Estate Listing Service, there is a total of 17.9 million square feet of net-leasable space (listed) in the City of Frederick. As of 2/3/12, approximately 10% of that space was vacant and for lease totaling 1.9 million square feet. 31 properties are listed as 75% or more vacant and for sale/lease. 23 properties are listed as fully (100%) vacant for lease and 10 for-sale. Note – not all commercial property is listed in CoStar and including properties such as Frederick Towne Mall which is in a redevelopment stage.

The following table shows the number of properties **for lease** in the City of Frederick and the time on the market (Source: Costar, July 2012 – Turning Point Real Estate)

<b>Lease Time on Market</b>	<b># of Properties</b>	<b>Spaces</b>
6+ months	239	456
9+ months	223	399
1+ year	206	364
2+ years	136	208
3+ years	101	143
4+ years	56	70
5+ years	35	43

The following table shows the number of properties **for sale** in the City of Frederick and the time on the market (Source: Costar, July 2012 – Turning Point Real Estate)

<b>Sale Time on Market</b>	<b># of Properties</b>	<b>Spaces</b>
6+ months	62	101
9+ months	60	94
1+ year	52	81
2+ years	35	49
3+ years	21	25
4+ years	11	13
5+ years	5	6

3. **Code Enforcement:** According to the City of Frederick Code Enforcement Division, there are 62 commercial properties with which they have had some involvement. 40 have had some code violations and 56 are classified as “vacant”.
4. **Assessment Data:** According to an analysis of State Tax Assessment Data by the Department of Planning, the average vacant property age is 75.6 years, median age is 66 years, oldest is 229 years, and newest is 2 years. The average value is \$2.1 million, median is \$0.5 million, highest is \$26.9 million and lowest is \$32,000. The average value per square foot of vacant properties is 57.08.
5. **Notable Long Term Vacant and/or Blighted Buildings:** A review of the vacant commercial properties revealed a number of significant vacancies/blighted buildings. Concentrations of vacant buildings are found downtown and along the Golden Mile. Many of the downtown properties are under ownership of one or two property owners. The chart below highlights a sample of long term vacancies:

## NOTABLE SELECT VACANT BUILDINGS



124 N. Market St



332-340 E. Patrick S



1301 W. Patrick Street



36 S. Market Street



341 N. Market Street



1001 West Patrick Street



46 S. Market Street



56-58 S. Market Street



331 N. Market Street



1510 Rosemont Avenue



1427 W. Patrick Street



1410 W. Patrick Street

### **III. GENERAL FINDINGS**

After reviewing the data and best practices, the Committee has made the following findings:

- Long term vacant and blighted commercial properties can impair the vibrancy, health, aesthetics, and safety of the neighborhood and community as a whole including:
  - health, safety, and welfare
  - declining property values
  - nuisance issues like graffiti, trash, unsightliness, vandalism, loitering
  - homelessness
  - increased crime, fire, and calls for service
  - higher insurance rates in the area
- Frederick is fortunate to have an overall commercial vacancy rate which is low relative to similar communities.
- Commercial vacancies are routine as commercial tenants cycle in and out.
- Most commercial vacancies in Frederick are not “blighted,” are in the normal cycle of commercial tenant “churn,” and are being maintained and actively marketed for lease or sale by a commercial broker.
- Depending on location, size, uniqueness, and neighborhood, it may take anywhere from a month to several years to fill a vacant commercial property.
- Properties which do not have routine maintenance and property upgrades and which do not use professional brokers for leasing are more likely to become vacant and blighted.
- The key to filling normal commercial vacancies is professional leasing management, maintenance and capital investment by the owner to upgrade systems (electrical, plumbing, HVAC, computer cabling, roof) as well as interior and exterior appearance (façades, parking, landscaping, flooring, lighting, etc.)
- There are some very notable vacancies which are long term, are not in the normal commercial cycle, and in some cases are blighted.
- There are distinctions between “vacant” property and “blighted” property. Not all blighted properties are vacant and not all vacant properties are blighted.
- Vacant properties are at risk to become blighted if not secured, maintained, and leased within a reasonable period of time.
- Current City codes, regulations and incentives are generally effective, but have not been enough to fully deter blight and long-term vacancies as evidenced by the fact that they exist.
- Stronger code enforcement, stiffer penalties for habitual offenders, enhanced economic property tax incentives, and tools to force turn-over in property ownership for habitually blighted properties is desirable.
- There is a need for intermediate “tools” between code enforcement and eminent domain (taking a property for public use). The toolbox could be augmented with tools like a tiered tax system for vacant properties, escalating fine system, and receivership.

#### **IV. DEFINITIONS**

After reviewing multiple definitions and ordinances from across the country, the committee reached consensus on the following definitions for “vacant” and “blighted” buildings:

**VACANT BUILDING:** A building, structure, or portion thereof in which there is no habitual presence of persons who have a legal right to be on the premises, or in which all lawful business or construction activity or residential occupancy has substantially ceased, or which is substantially devoid of contents. In the case of mixed-use buildings, a separate tenanted portion of the building which meets these criteria shall also be deemed vacant.

**BLIGHTED BUILDING:** Any building, structure, or portion thereof along with the lot on which it exists, shall be deemed blighted if one or more of the following conditions exists:

- A. It is a serious or immediate danger to the health, safety, or general welfare of the community as determined by Code Enforcement, Building Inspector, or Health Department Inspector.
- B. It is not being maintained, is dilapidated, and is an attractive nuisance as documented by Code Enforcement or Building Inspector. The following factors may be considered:
  - Unsecured – public can gain entry without the consent of the owner and is therefore an attractive nuisance to children, vagrants, criminals, or other unauthorized persons;
  - missing or boarded windows or doors; collapsing or missing walls, roof or floors;
  - seriously damaged or missing siding;
  - structurally faulty foundation;
  - garbage, trash or abandoned/unregistered cars on the premises;
  - overgrown diseased, dead, or decayed trees, weeds, or vegetation;
  - un-maintained swimming pool, pond, or other body of water, graffiti;
  - fire damage
  - harbors or is likely to harbor rats, pigeons, vermin, and other animal nuisances
- C. It is habitually vacant for long periods unrelated to the normal commercial vacancy cycle.
- D. It is attracting illegal activity and calls for service as documented by the Police Department;
- E. It is a fire hazard as determined by the Fire Marshal or as documented by the Fire Department;
- F. It is a factor creating a substantial and unreasonable interference with the reasonable and lawful use and enjoyment of other space within a residential or commercial neighborhood as documented by resident or business complaints, or cancellation of insurance on adjacent properties or increased cost for insurance.
- G. It is a partially constructed, reconstructed, or demolished building or structure upon which work is abandoned. Work is deemed abandoned when there is no valid or current building or demolition permit or when there has not been any substantial work on the project for a period of six (6) consecutive months or more.

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**V. REASONS FOR COMMERCIAL VACANCY AND BLIGHT**

The Committee identified the following general reasons for the cause of property vacancies and blight:

- Lack of opportunities in the marketplace – poor economy
- Opportunistic property owners – buy vacant property at low prices and wait for the market to improve
- Fear of building codes/costs/fees/impact fees, etc.
- Lack of financial skill and/or capacity
- Absentee Ownership
- Property Tax Penalties for Investment
- Property owners without skills to manage, maintain, lease property
- Zoning code use list – certain uses prohibited in some areas.
- Functional obsolescence

**VI. CURRENT TOOLS ANALYSIS**

The Committee reviewed and identified the strengths and weakness of each of the following tools used by the City to address commercial vacancy and blight including:

- **Property Tax Credits** - Targeted real property tax credits are one type of economic development incentive used by local government to induce investment in a specific geographic area, industry, or type of facility. The City has deployed targeted tax credit programs in Downtown Frederick, along the Golden Mile, and for vacant commercial property rehabilitation. Frederick County has reciprocal programs which means that eligible properties get a credit on the city and county property taxes making the programs more attractive.

Property tax credits work by rewarding private investment by off-setting (reducing) increased property taxes directly related to an increase in property values and assessments. The presumption is that such credits reduce financial risk to the investor by lowering the annual ongoing operating costs for a period of time based on the amount of investment. Such programs have effectively encouraged investment in revitalizing areas of the city, vacancies, and properties in need of renovation, and in industry sectors with high costs – investment which may not have occurred if not for the tax credit. A few key points about such tax credits:

- No private investment = No assessment increase = No tax credit (in other words no tax credit is provided to any property owner not investing private capital)
- No reduction in the existing property taxes paid prior to the investment – so no loss of existing revenue to the municipality.
- Property tax credit is proportionally related to the amount of the investment and related increases in property assessment value – generally the more private investment, the greater the credit.

Current and Proposed Property Tax Credit Programs:

<b>Title</b>	<b>Target</b>	<b>Status</b>
Downtown Property Rehabilitation	Renovation of Residential, Mixed-Use, and Commercial Properties in Downtown	Existing
Golden Mile Property Rehabilitation	Renovation of Commercial Properties along the Golden Mile	Expired
Downtown Arts and Entertainment	Renovation of Downtown Properties for A&E Uses	Existing
Vacant Commercial Property Rehabilitation	Renovation of Vacant Commercial Properties Citywide	Existing
Brownfields Property Mitigation	Mitigation of contaminated properties citywide	Existing
New Jobs Creation	Creation of New Jobs citywide	New
Historic Preservation	HPC Approved Exterior Renovation of Historic Properties in the Historic Districts	New

- Code Enforcement & Fines** – The City of Frederick has a Code Enforcement department which enforces compliance with property maintenance codes. They address both commercial and residential violations and maintain a list of violators by address and violation. The inspectors use the International Property Maintenance Code for guidance and enforcement. Code Enforcement officers can cite a property owner for infractions which are visible from the exterior of a building and can enter a property when invited by a property owner or a tenant with a legal right to the facility. The department works closely with the police and/or fire department which provides referrals to them for violations observed at a fire, crime scene, or call for service. Less frequently Code Enforcement has obtained an administrative search warrant from the courts to inspect a building when major violations are documented but permission from the property owner is not provided. The Committee strongly supported code enforcement actions as the initial step in dealing with blighted property.
- Eminent Domain** – The inherent power of a governmental entity to take privately owned property and convert it to public use subject to the limitations under Article III, Section 40 of the Maryland Constitution together with the 5<sup>th</sup> and 14<sup>th</sup> Amendments to the US Constitution. These provisions limit government authority by requiring that the taking of private property be for public use and that “just compensation” be paid. This is a long and arduous public process that is deemed to be the final and ultimate tool to overcome blight and vacancy.

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## **VII. RECOMMENDATIONS**

After reviewing the extent of the commercial vacancy and blight problem in Frederick along with the current tools in place and range of tools available, the Committee recommends that the City develop additional intermediate tools to; 1) increase likelihood of voluntary property management (maintenance and tenanting); 2) increased compliance with code enforcement actions; and 3), create an opportunity to force control of habitual vacant and/or blighted properties to a responsible third party. Specifically, the committee makes the following recommendations:

1. Formalize and maintain the Blighted Building Database. Once a property has been determined “blighted” by Code Enforcement (based upon the blighted building definition), the property should be added to the Blighted Buildings Database. The database should track at a minimum all building and maintenance code violations (issuance dates/resolution dates) and calls for service from police and fire. The purpose of this database is to document infractions and build a case for future enforcement actions if needed. This is not intended to be a self-registry and no fee is required. The property shall be removed from the Blighted Building Database once all violations are remedied and the property remains “blight” free for a period of twelve (12) consecutive months.
2. Adopt and market the Property Tax Credit Programs Legislation as proposed by the Department of Economic Development and reviewed by the Mayor and Board of Aldermen at Workshop. This is scheduled for approval at the 7/19/12 Board Public Hearing.
3. Develop and adopt a compounding or escalating fine system for code enforcement violations so that habitual offenders with three (3) or more building code violations within a 12-month timeframe pay more for each additional violation.
4. Provide for a lien or fine waiver for the new owner of a blighted property who agrees to rehabilitate and tenant the building by submitting a remediation plan to the appropriate city department and posting bonds equal to the renovation cost. The purpose of such waivers is to encourage new sustainable ownership by lowering upfront costs and thereby improving opportunities for reinvestment, renovation, and tenanting. The waiver also enables the seller relief from what could be a major financial burden and an impediment to selling the property. This creates a “win” for the seller, a “win” for the buyer, and a “win” for the city.
5. Develop and adopt a Blighted Building Property Tax which assesses an increased city property tax of five (5) times the base rate on properties on the Blighted Buildings Database for a period of more than one (1) year. The purpose of this increased tax is to create a strong economic incentive for a property owner to rehabilitate and tenant a blighted building. Currently the base city tax rate is \$0.73 cents per \$100 property value.  $0.73 \times 5 = \$3.65$  per \$100 property value.
6. Develop and adopt a Property Receivership Program. Public and private receivership programs have emerged as a faster, cheaper and lower liability alternative for lenders, loan servicers and communities dealing with distressed assets. This allows appointed 3<sup>rd</sup> party receivers to manage, rehabilitate, demolish, market and sell distressed commercial assets (demolition requires a permit and in the HPC area requires HPC approval) . Properties in receivership can be a great value for potential buyers, in that the list price will be more reflective of the true market value of the facility. In some instances, properties may be sold with assumable financing, an attractive option in the current lending environment. The committee generally recommends the program be based on the following criteria:

- Receivership may only be initiated by the Board of Aldermen at a Public Hearing for properties which are on the Blighted Properties Database.
  - Permits the court to allow an owner, mortgagee, or other person with an ownership interest in the building to rehabilitate, demolish, or sell it if the interested person demonstrates ability to complete the rehabilitation or demolition, agrees to comply with a court specified schedule, and posts bonds as surety.
  - If there is no person with an ownership interest in the property and who demonstrates the ability to complete the rehabilitation or demolition, it permits the City to petition the court for appointment of a qualified third party receiver to rehabilitate, demolish, or sell the structure (and land) to a qualified buyer.
  - The appointed receiver has the right to 1) contract for labor and supplies for rehab/demo, 2) borrow money from an approved lender for the work using a lien on the property as surety, 3) manage the property for up to 2 years and use the rent for operating expenses and repayment of rehab/demo expenses, 4) foreclose on the receiver's lien, 5) sell the property to the high bidder at public auction or sell privately for fair market value.
  - Any buyer must demonstrate the ability to rehabilitate/demo the structure within a reasonable time-frame
  - The City may choose to lift any city imposed lien if the property sale price is below that which is owed for fines, utilities, taxes, and miscellaneous bills, and if the new owner submits an acceptable remediation plan and posts bonds equal to the estimated remediation cost.
7. Develop a system of more formalized cross-training and information sharing between city Police, Fire Department, and Code Enforcement to increase compliance and enforcement of property maintenance codes, tenanting, and routine investment.

## VIII. APPENDIX

### DEFINING THE EXTENT OF THE PROBLEM IN FREDERICK

1. Vacant Land (Infill Opportunities)
2. Co-Star – Real Estate Listing Service
3. Code Enforcement
4. Assessment Data

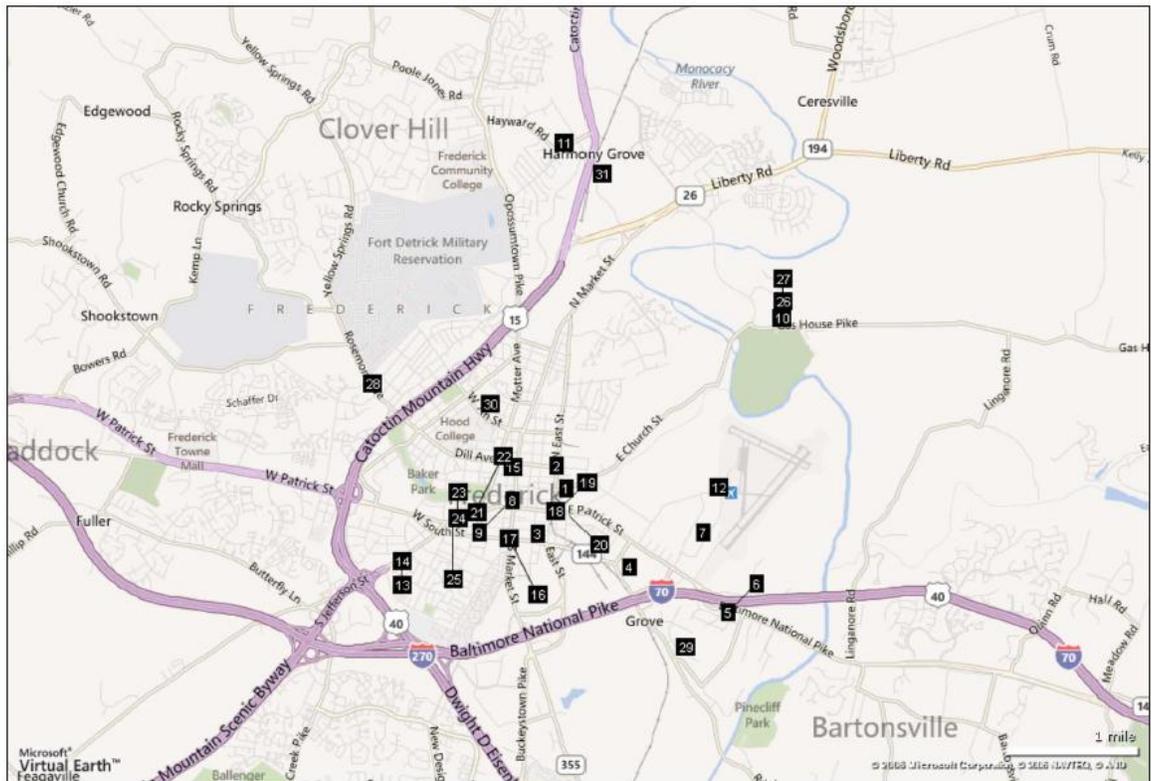
### VACANT LAND

According to City Property Assessment Data there are 288 vacant parcels of land zoned for commercial or mixed-use in the City of Frederick totaling 1,169 acres. This is an opportunity for infill development. (See table in Notebook)

### CO-STAR

According to CoStar Real Estate Listing Service there is a total of 17.9 million square feet of net-leasable space (listed) in the City of Frederick. As of 2/3/12, approximately 10% of that space was vacant and for lease totaling 1.9 million square feet.

31 properties are listed as 75% or more vacant and for sale/lease.



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**Note:** Properties not listed in CoStar or which are less than 75% vacant do not show up on this map. For example: Frederick Towne Mall is not listed due to its redevelopment plans.

Westridge Plaza (former Giant location) is less than 75% vacant and thus does not show up on this map

23 of properties are listed as fully (100%) vacant for lease and 10 for-sale. A few are listed for lease or sale.

**Fully Vacant Buildings Listed For Lease**

Address	City	Property Type	Property Size	Space Avail	Rent \$/SF/yr
255 E 4th St	Frederick	Retail/Free standing	4,061 SF	4,061 SF	\$14.00
113 S Market St	Frederick	Class B Office	1,360 SF	1,360 SF	\$8.00
115 S Market St	Frederick	Class B Office	1,360 SF	1,360 SF	\$10.00
305 E Patrick St	Frederick	Class C Office	1,800 SF	1,800 SF	\$12.00
311-313 E Patrick St	Frederick	Class C Office	2,200 SF	2,200 SF	\$15.00
340 E Patrick St	Frederick	Class B Office	69,893 SF	69,893 SF	\$25.00-\$30.00
322 W Patrick St	Frederick	Class C Office	2,004 SF	2,004 SF	\$10.00
340 W Patrick St	Frederick	Class C Office	1,500 SF	1,500 SF	\$12.00
125 E All Saints St	Frederick	Retail/Parking Garage	13,640 SF	3,100 SF	With hold
12-14 W Church St	Frederick	Class B Office	12,000 SF	12,000 SF	With hold
323 W Patrick St	Frederick	Class C Office	1,630 SF	1,630 SF	With hold
317 S Jefferson St	Frederick	Retail/Restaurant	2,900 SF	2,900 SF	\$12.00
320 S Jefferson St	Frederick	Class C Office	1,078 SF	1,078 SF	\$13.00
8435 Progress Dr	Frederick	Class A Flex	84,240 SF	84,240 SF	With hold
1560 Tilco Dr	Frederick	Class B Flex	41,040 SF	41,040 SF	With hold
1 Bernard St	Frederick	Class C Industrial/Warehouse	20,320 SF	20,320 SF	\$9.50
Bowmans Farm Rd	Frederick	Class B Flex	30,600 SF	30,600 SF	\$7.00
Bowmans Farm Rd	Frederick	Class B Flex	30,600 SF	30,600 SF	\$7.00
291 Beckemer Rd	Frederick	Class C Industrial/Warehouse	4,000 SF	4,000 SF	\$22.87
7618 Hayward Rd	Frederick	Class C Industrial/Warehouse	36,000 SF	36,000 SF	\$7.50
1709 Rosemont Ave	Frederick	Class C Office	1,120 SF	1,120 SF	\$27.85
801 Toll House Ave	Frederick	Class C Office/Medical	2,919 SF	2,919 SF	\$7.92-\$22.99
7935 Womans Mill Rd	Frederick	Class C Industrial	1,000 SF	1,000 SF	\$2.00

**Fully Vacant Buildings Listed For Sale**

1. Former Coca-Cola Enterprise's Sales Center 1705 N Market St Frederick, MD 21701 Retail	Sale Price: \$1,900,000 Price/SF: \$54.32 Cap Rate: - Sale Type: Investment OR Owner/User	Sale Status: Active Days On Market: 1,268 Center Size: 34,373 SF % Leased: 0.0%
2. Interfaith Housing Alliance 731 N Market St Frederick, MD 21701 Office	Sale Price: \$550,000 Price/SF: \$68.15 Cap Rate: - Sale Type: Owner/User	Sale Status: Active Days On Market: 8 RBA: 8,070 SF % Leased: 0.0%
3. 358 W Patrick St Frederick, MD 21701 Office	Sale Price: \$499,000 Price/SF: \$132.01 Cap Rate: - Sale Type: Investment OR Owner/User	Sale Status: Active Days On Market: 385 RBA: 3,780 SF % Leased: 0.0%
4. 312 E Patrick St Frederick, MD 21701 Office	Sale Price: \$392,000 Price/SF: \$186.67 Cap Rate: - Sale Type: Investment OR Owner/User	Sale Status: Active Days On Market: 10 RBA: 2,100 SF % Leased: 0.0%
5. Patrick Professional Center 341 W Patrick St Frederick, MD 21701 Office	Sale Price: \$275,000 Price/SF: \$150.60 Cap Rate: - Sale Type: Owner/User	Sale Status: Active Days On Market: 297 RBA: 1,826 SF % Leased: 0.0%
6. 299 Bucheimer Rd Frederick, MD 21701 Industrial	Sale Price: \$2,499,999 Price/SF: \$68.08 Cap Rate: - Sale Type: Owner/User	Sale Status: Active Days On Market: 625 RBA: 36,720 SF % Leased: 0.0%
7. Casley Mill Condominium Building 82 Wormans Mill Rd Frederick, MD 21701 Flex	Sale Price: \$1,599,950 Price/SF: \$81.48 Cap Rate: - Sale Type: Owner/User	Sale Status: Active Days On Market: 1,472 RBA: 19,637 SF % Leased: 0.0%
8. 611 Patrick St W Frederick, MD 21701 Office	Sale Price: \$599,900 Price/SF: \$271.69 Cap Rate: - Sale Type: Owner/User	Sale Status: Active Days On Market: 146 RBA: 2,208 SF % Leased: 0.0%
9. 603-603B W Patrick St Frederick, MD 21701 Office	Sale Price: \$514,900 Price/SF: \$86.68 Cap Rate: - Sale Type: Owner/User	Sale Status: Active Days On Market: 686 RBA: 5,940 SF % Leased: 0.0%
10. 1706 Rosemont Ave Frederick, MD 21702 Retail	Sale Price: \$499,000 Price/SF: \$226.82 Cap Rate: - Sale Type: Investment OR Owner/User	Sale Status: Active Days On Market: 16 Center Size: 2,200 SF % Leased: 0.0%

**CODE ENFORCEMENT**

According to the City of Frederick Code Enforcement Division, there are 62 commercial properties with which they have had some involvement. 40 have had some code violations and 56 are classified as “vacant”.

**COMMERCIAL CODE VIOLATIONS & VACANCY**

Data from Code Enforcement Division as of /28/12

<b>LOCATION</b>	<b>VACANT</b>	<b>CODE VIOLATIONS</b>
46 South Market Street	YES	PMC 001
56 South Market Street	YES	PMC 001
58 South Market Street	YES	PMC 001
66-70 South Market Street	YES	PMC 001
123 North Market Street	YES	PMC 001, 005 +
223 North Market Street	NO	PMC 001 - Rotted Facia
225 North Market Street	NO	PMC 001 - Rotted Soffit
300 North Market Street	YES	PMC 001, 005 +
302 North Market Street	NO	PMC 001, 005 +
304 North Market Street	NO	PMC 001, 005 +
314 North Market Street	YES	PMC 001, 005 +
316 North Market Street	YES	PMC 001, 005 +
326 North Market Street	YES	PMC 001, 005 +
328 North Market Street	YES	PMC 001, 005 +
341 North Market Street	YES	PMC 001, 005 +
343 North Market Street	YES	PMC 001, 005 +
401 North Market Street	NO	PMC 001
501 North Market Street	NO	PMC (several)
505 North Market Street	YES	Brick, Stress Cracked
526 North Market Street	YES	PMC's
528 North Market Street	NO	PMC's
543 North Market Street	NO	PMC's
59 East All Saints Street	YES	PMC's
225 West Patrick Street	YES	YES
227 West Patrick Street	YES	YES
229 West Patrick Street	YES	YES
1001 West Patrick Street	YES	YES
1003 West Patrick Street	YES	NO
1051 West Patrick Street	YES	NO
1049 West Patrick Street	YES	NO
1063 West Patrick Street	YES	NO
1275 West Patrick Street	YES	NO
1301 West Patrick Street	YES	YES

1401 West Patrick Street	YES	YES
1427 West Patrick Street	YES	YES
1507 West Patrick Street	YES	NO
5 Willowdale Drive	YES	NO
332-340 East Patrick Street	YES	PMC/Renovatiions
401 East Patrick Street	YES	NO
411 East Patrick Street	YES	NO
1303A East Patrick Street	YES	NO
1307 East Patrick Street	YES	NO
880 North East Street	YES	Renovations
1705 North Market Street	YES	NO
82 Wormans Mill Court	YES	NO
1539 Tilco Drive	YES	NO
202 Bucheimer Road	YES	PMC
245 Bucheimer Road	YES	NO
1301 Bucheimer Road	YES	NO
1308 Bucheimer Road	YES	PMC
1312 Bucheimer Road	YES	PMC
33 Hamilton Avenue	YES	PMC
23 West Patrick Street	NO	PMC 001
150 West Patrick Street	YES	PMC 001
200 West Patrick Street	YES	PMC 001
239-241 West Patrick Street	YES	NO
258 West Patrick Street	NO	PMC 001
356-358 West Patrick Street	YES	PMC 001
1510 Rosemont Avenue	YES	NO
1706 Rosemont Avenue	YES	NO
2401 Whittier Drive	2/3 Vacant	NO
2405 Whittier Drive	3/4 Vacant	NO

**Tax Assessment Data**

The planning department compiled the State Tax Assessment Data from all the vacant properties identified by CoStar and Code Enforcement (79 properties Total) (SEE ATTACHED MATRIX). This matrix includes the following data points:

- Active CoStar Real Estate Listing
- Zoning
- Code Violations
- Year Constructed (average age is 75.6 years, median age is 66 years, oldest is 229 years, and newest is 2 years).
- Building and Land Square Footage

- Assessed Value (land and building) – (average value is \$2.1 million, median is \$0.5 million, highest is \$26.9 million and lowest is \$32,000).
- Value per SF (building square footage)

Additional analysis is required and will be provided at the next meeting.

### MAP OF ALL PROPERTIES BY VACANCY, LISTING, & CODE ENFORCEMENT ACTION

