Dealing with and Dilapidated and Abandoned Buildings

February, 2017
How do you eat an Elephant?

• Is the situation beyond hope?
• Is there anything that can be done?
• Where can one begin?
(1) Gain a better understanding of the problem

(1) What is the magnitude of the problem?
- Evaluation of commercial and residential stock
- Look at your community from the lens of an outsider
- Develop your community map
- What is the history?

(2) Understanding the property owners
- Who are they?
- What is their attitude?
- Financial/Economic Stability?
- Develop an understanding of the personal context

(3) What tools do you currently have?
- Ordinance
- Zoning
- Annexation (Rule of thumb: 10% Vacancy rate trigger)
- Enforcement capacity

(4) Funding Support
- What are some of the programs that can assist in development of the program?
- Can you attract more funding?
- How could you best use the extra money?
(2) Developing a path forward

(1) Develop your team
- Who is your team, that can help you tackle the problem?
- Who is missing from the team?
- Who can help you Evaluation of commercial and residential stock?
- Define your capacity

(2) Prioritize properties
- Prioritize properties
- Based on: Ownership, Location, Condition
- Identify top 5 properties
- Develop a plan
- Conduct assessments
- Develop a financial business case
- Refine list

(3) Establish a process
- Carrots and Sticks
- Potential phases:
  - Community conversation
  - Informal one on one discussions
  - Official warning
  - Citation and legal proceeding

(4) Engage the Community
- Think of physical enhancement as part of a larger community engagement effort
- Key: Raise the morale
- Tell the before and after stories
- Demonstrate the ease of the effort.
(3) Small bites and chew thoroughly

- Steady Leadership
- An Evolving Program
- Enhance mechanisms to maintain the property
- Develop long term funding
Challenges and Hurdles

• How will the community react?
• Who will do the work? We don’t have the capacity.
• Reaction of the community’s power brokers
Case Study: Sarcoxie, MO (Population 1,300)

Jack Owens Wow...Great job!
Like: 1 · October 22 at 1:02pm

Sarcoxie MO We missed you today
Like: 1 · October 22 at 1:03pm

Michelle Gautz Looks so much better. Thanks to all who worked so hard.
Like: 2 · October 22 at 1:58pm

Tanya Straw Awesome job everyone!!!
Like: 2 · October 22 at 2:15pm

Carolyn Lewis You are all awesome! what giving hearts you all have to work like this for your town.
Like: 2 · October 22 at 2:16pm

Patricia Reynolds Williams Looks great what y'all did!!
Like: 2 · October 22 at 2:54pm

Linda Duvall Good job... keep it going!
Like: 2 · October 22 at 2:55pm

Jenni Cully Wow. Great job
Like: 2 · October 22 at 6:55pm

Patty Hunt-Mander Looks wonderful everyone
Like: 2 · October 22 at 8:39pm

Cathy Graves Wilson Proud of my hubby, Tom Wilson, friends Gary Turner, Jim Barnes and Betty Barnes!!!!Great job guys!
Like: 2 · October 22 at 11:11pm
Generate Community Enthusiasm

Thank you Dale and Carolyn Conway for taking your I ❤️ SARCOXIE sign to the Arkansas State Parks.

Our I ❤️ SARCOXIE sign has made it to Cleveland! Thank you Josh & Michelle.

I ❤️ SARCOXIE

TeeTee Sisk: Wait what? Where can I get a sign? I’m going on a road trip! How fun this would be!

Like: October 16 at 12:10pm

TeeTee Sisk: Love this very cool guys!!!

Like: October 16 at 12:10pm

Jennifer Snowden: I need a sign I’m headed to Australia!!

Like: October 16 at 12:11pm

Carolyn Conway: It was fun! And it’s so true I do love Sarcoxie!

Like: October 16 at 12:19pm

Sarcoxie MO replied: 2 Replies
Thank You.

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A New Retail Whitepaper

THE CASE OF DISAPPEARING MAIN STREET RETAIL
January, 2017

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https://www.camoinassociates.com/disappearingretail