

Demolition Policy

One of the land bank's primary responsibilities is blight elimination. Demolition of vacant and abandoned structures is a key element in eliminating blight. Demolition may occur in conjunction with a transfer to a qualified end-user. Demolition may also occur while the Land Bank works to identify a side lot end-user or users who will take title to the future unimproved land, or in coordination with land assembly for future use.

General Demolition Procedures

1. Property Inspection
 - Prior to acquisition, the Land Bank will evaluate the current condition of any structures on the property.
 - Following the evaluation, the Land Bank will coordinate its resources to make a final decision regarding demolition of the property.
2. Asbestos Survey
 - Land Bank will order an asbestos survey from a qualified asbestos consultant.
 - If survey results indicate abatement is necessary, Land Bank will contract with an asbestos contractor to comply with current EPA requirements.
3. Selection of Demolition Contractor and Award of Contract
 - Land Bank will compile a list of qualified demolition contractors.
 - Land Bank or its agent will prepare detailed bid specs for demolition and can engage a competitive bidding process and/or a request for proposals process from pre-qualified contractors. Properties may be bundled for bid purposes.
 - Contract will be awarded to a contractor providing lowest and best bid.
 - Executed contract will include all necessary permitting, environmental compliance, total removal of the structure, including but not limited to foundation or substructure, driveway, walkways and septic tanks, proper disposal of debris, grading of lot and planting of grass.
 - Other contract requirements may be included as necessary.
 - Deconstruction of the structure may be permitted to recover important historic materials or architectural details. A nonprofit or community group with experience in deconstruction may contact the Land Bank regarding a specific property scheduled for demolition. Where health and safety concerns or timely coordination of the demolition make deconstruction impractical, a request may be denied.
4. Post-demolition
 - Property will be inspected to ensure that contractor has fulfilled all contract requirements prior to release of final payment.

- If Land Bank continues to hold title to the property, a maintenance plan will be established in compliance with the Land Bank's Maintenance Policy.
5. Any variation from these demolition guidelines must have Board approval.