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## AGENDA MEMO

Needs Legal Review: No  
Meeting Date: March 16, 2022  
Agenda Item: Walker House – Inspection Reports & Business Study & Work Session  
Presented By: Pat Munyan, City Administrator; Jill Catherine (Business Study); Marla Keethler, Mayor

### Inspection Reports

The city undertook a home inspection report as well as a visual structural inspection report. Included in the packet are copies of both reports with staff notes based on assessment of potential cost implications for certain repairs. This report is not intended to address future expenditures that would be necessary to bring the structure into public facility standards. As much as reasonably possible, the reports are intended to provide the City Council with information as it relates to identified and known structural deficiencies provided in the inspection reports that may or could impact the actual sale value of the structure. As the home inspection summary and full report utilize a color-coding scenario for emphasizing priority of repairs, those original reports are also provided in full as an appendix item.

The reports have been reviewed by a contractor to determine a price range to repair, replace, or improve the structural deficiencies. The price ranges to repair, replace or improve each structural deficiency is provided in writing within each report. Because it is impossible to know how far you may need to chase a deficiency in an old structure, the price range from minimum to maximum may be significant. It is important to note that the following information does not include needed electrical improvements.

The low-end estimate to repair structural deficiencies is \$195,050 with the high-end estimate of \$492,300 or an average estimate of \$343,675. As stated before, these estimates do not include additional improvements that will be needed because of the public use of the structure or any needed electrical improvements. Those improvements would not impact the actual sale value of the structure.

### Business Study

White Salmon resident Jill Catherine will be presenting her theoretical business plan for helping to give insight into how the home could function as a sustainable community center. This plan was done for the primary purpose of serving as Ms. Catherine's final capstone project for her Executive MBA Program, Quantic School of Business and Technology. The financial projections and funds raised are fictional, but are reasonable and conservative estimates based on market research.

### Council Workshop/Discussion

The intent in providing these reports is to allow council time to ask questions of staff and Ms. Catherine, as well as for council to consider whether or not the information proposed results in a desire for any additional research follow up from staff or formal action to be taken in relation to the finalization of the purchase and sale agreement.