
Memorandum

To: Mayor & Council
From: Marc S. Gerken, P.E.; City Manager
Subject: Heller Aller Building
Date: November 2, 1995

At our Tuesday Morning Staff Meeting, discussion came up concerning the now abandoned Heller Aller facility. It has come to our attention that the owner has basically walked away from the property (we believe he lives in Illinois).

As you are aware, he owes delinquent utility bills as well as property taxes.

Attached to this memo you will see memos from both Chief Woo and Schmidt.

Staff is recommending that we solve this problem through the civil nuisance procedure, which takes approximately sixty (60) days.

Should the owner not rectify the problem, we will then do it ourselves and file the proper liens on the property.

Denny Meyer of Rohrs Realty is trying to sell the facility and this should only enhance his ability.

MSG:rd
Enclosure

MEMO

To: Marc Gerken, City Manager
From: Chief A. Woo
Date: Tuesday, October 31, 1995
Subject: Heller Aller Building

This morning both George Schmidt and myself inspected the vacant Heller Aller building. We found that the building was unsecured via a door and through some broken windows. There was also a significant amount of combustible material piled both in and outside of the building. These conditions pose a fire problem for both the building and neighboring occupancies. Brent has advised me that he can get the address of the responsible party to whom I can direct a fire inspection/violation sheet, unless you would prefer to do something collectively as a city.



MEMORANDUM

TO: MARC GERKEN, CITY MANAGER
FROM: G.J. SCHMIDT, C.O.P.
SUBJECT: HELLER ALLER BUILDING
DATE: OCTOBER 31, 1995

TODAY I WENT WITH FIRE CHIEF AL WOO TO INVESTIGATE SAFETY CONCERNS PERTAINING TO THE HELLER ALLER BUILDING. THE POLICE DEPARTMENT HAS RECEIVED INFORMATION THAT JUVENILES HAVE BEEN PLAYING IN AND AROUND THE BUILDING. A VISUAL INSPECTION OF THE BUILDING INDICATED THAT THE AREA OF THE BUILDING NEAR PERRY STREET WAS SECURED. A CITY PARKING CONTROL SIGN WAS FOUND LAYING ALONG THE WEST SIDE OF THE BUILDING AND THE OPERATIONS DEPARTMENT WILL BE NOTIFIED TO PICK UP THE SIGN. THE AREA ALONG THE ALLEY AND THE NORTH SIDE OF THE BUILDING WAS FOUND TO HAVE AN ACCUMULATION OF RUBISH AND LITTER. AN OUTSIDE DOOR THAT WENT TO THE FOUNDRY AREA WAS FOUND UNLOCKED. ONCE INSIDE WE WERE ABLE TO WALK THROUGH A GOOD PORTION OF THE REST OF THE BUILDING. ADDITIONALLY I NOTICED THAT THERE WERE SEVERAL WINDOWS BROKEN OUT IN THE AREA OF THE FOUNDRY. WITH CHILDREN PLAYING IN THE AREA AND EASY ACCESS TO THE INTERIOR OF THE BUILDING IT IS VERY LIKELY THAT THEY WILL SOONER OR LATER FIND THEIR WAY INSIDE. BECAUSE IT APPEARS THE BUILDING IS NOT BEING USED ON A REGULAR BASIS IT IS UNLIKELY THAT UNAUTHORIZED ACCESS WOULD BE DISCOVERED. GIVEN THE CONDITION OF THE BUILDING AND THE OLD EQUIPMENT INSIDE IT IS A VERY UNSAFE AREA TO BE IN. I RECOMMEND THAT THE THE GROUNDS OUTSIDE THE BUILDING BE CLEANED UP AND THE WINDOWS AND ALL OTHER POINTS OF ENTRY ON THE GROUND FLOOR BE SECURED .

CC: RECORDS

ATTN: Brent

Copy 1 of two copies.

BILL OF SALE

The Heller-Alier Company, an Ohio corporation, with principal place of business located at Corner Perry & Oakwood, Napoleon, Ohio 43545, in consideration of Seven Thousand and No/100 Dollars (\$7,000.00) paid by Debra Gallagher and Tony Gallagher, jointly and severally, with principal place of business located at 503 East Washington Street, Napoleon, Ohio 43545, the receipt of which is acknowledged, sells to Debra Gallagher and Tony Gallagher, jointly and severally, the certain personal property described as follows:

2	Lathes
2	Threading Machines
6	Punch Presses
5	Drill Presses
2	Sheet Metal Shears
4	Sheet Metal Rollers
2	Sheet Metal Brakes
3	Grinders
2	Compressors
3	Chain Falls and Tracking
1	Welder
1	Turret Lathe
1	Hydrolic Arbor Press
1	Cut Off Metal Saw
1	Band Saw
1	Radial Arm Saw
1	Exhaust Fan and Dust Collector
1	Wire Wheel Buffer
2	Air Hoist
1	Bender
1	Cut Off Wood Saw
1	Gas Oven
Misc.	Air Tanks
1	Multi Drill Press
1	Surface Grinder
1	Strapping Straightener
Misc.	Press Dies and Drill Jigs
1	Surface Plate Table
Misc.	Drill Bits and Reamers
Misc.	Shelving
Misc.	Rubber Wheel Carts
Misc.	Vises
1	Bender and Crimper
Misc.	Fasteners
1	Dip Tank and Basket
1	Oil Drum and Holder
Misc.	Lights
1	Vent Fan
Misc.	Assorted Tables
Misc.	Wood Boxes
2	Townmotors

Denne Sold To H. T. ...

missing

1 gone

Terms of sale: Sold "as is" and "where located".